



# **HOUSTON HOUSING AUTHORITY FY 2024**

## **PART I: ANNUAL PHA PLAN & ATTACHMENTS**

---

### **CONTENTS:**

- ❖ Annual PHA Plan (HUD Form 50075-ST)
- ❖ Annual PHA Plan Narrative Attachments

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
--	---	--

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	<b>PHA Name:</b> <u>Houston Housing Authority</u> <b>PHA Code:</b> <u>TX005</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2024</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> _____ <b>Total Combined Units/Vouchers</b> _____ <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
	<b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.					
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					

<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>See B.1 narrative</b></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p><b>See B.1 narrative.</b></p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>See B.2 narrative</b></p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>See B.3 narrative</b></p>

<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>HHA submitted the 5-Year Action Plan for FY 2021-25 (HUD Form 50075.2) on August 24, 2021. HUD approved the submission on 09/15/2021. HHA has prepared an updated 5-Year Action Plan for FY 2022-26 which is included as an attachment to the FY 2023 Annual PHA Plan, but that has not yet been approved by HUD.</p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div data-bbox="183 485 1451 850"> <p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>HHA collaborated with the City of Houston on the 2020 Analysis of Impediments to Housing Choice. The AI includes a detailed analysis of housing programs and services including those offered by HHA, identifies impediments to fair housing choice, and incorporates goals and strategies to address these impediments. The AI includes an overall HHA goal to "Expand efforts to ensure equal opportunity in housing", which will be advanced through four broad strategies:</p> <ul style="list-style-type: none"> <li>• Reduce language barriers that may hinder access to programs it administers.</li> <li>• Ensure compliance with ADA requirements when constructing new and renovating existing units.</li> <li>• Increase housing choice and mobility.</li> <li>• Continue education of Fair Housing Laws.</li> </ul> </div> <div data-bbox="183 873 1451 1285"> <p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The AI includes a second overall HHA goal to "Increase the quantity and quality of housing" through the following strategies:</p> <ul style="list-style-type: none"> <li>• HHA will apply for additional rental vouchers.</li> <li>• Acquisition and new development of affordable housing.</li> <li>• Seek land in high opportunity areas.</li> <li>• Pursue recapitalization with tax credits.</li> <li>• Utilize Capital Fund and other resources to rehab. and improve properties' condition.</li> <li>• Complete and maximize performance through conversion of HHA's first four public housing developments with CHAPs, under HUD's Rental Assistance Demonstration.</li> </ul> </div> <div data-bbox="183 1308 1451 1856"> <p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HHA goals and strategies defined in the Analysis of Impediments, along with a progress report on activities undertaken to date, were incorporated into HHA's 5-Year PHA Plan for 2020-2024 that was submitted to HUD in late 2019. Note that an updated progress report is included in Attachment B.3 of the 2023 Annual PHA Plan.</p> <p>HHA has also conducted an analysis of housing need for Public Housing and the Section 8 voucher program by race, ethnicity, disability status and other categories. This analysis was included in the 5-Year Plan and helped to inform the agency's 5-Year Plan goals and strategies related to fair housing and equal opportunity. It is clear from this analysis that there is a large and growing need for affordable housing among a wide range of groups including families of all sizes, persons with disabilities, seniors and others. To address these needs, in addition to expanding the supply of affordable housing, HHA's long-term strategies focus on critical areas such as compliance with ADA requirements, expanding housing in high opportunity areas, promoting housing choice and mobility and further education on fair housing.</p> <p>Finally, HHA also collaborated with the City of Houston on the Consolidated Plan for 2020-2024 including a detailed analysis of housing need, housing markets, homelessness, special needs housing and impediments to affordable housing. This analysis provides additional detail above and beyond the information included in the Analysis of Impediments and HHA's 5-Year Plan and Annual PHA Plan. It presents a more comprehensive view of affordable housing needs in the context of the overall housing market including HUD multifamily, market rate and other housing.</p> </div>

# Instructions for Preparation of Form HUD-50075-ST

## Annual PHA Plan for Standard and Troubled PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

### B. Plan Elements. All PHAs must complete this section.

#### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the

coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for HOPE VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6) . (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission; **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21](#) and [Notice PIH-2017-03](#). (24 CFR §903.7(e))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

#### C. Other Document and/or Certification Requirements.

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.2 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

#### D. Affirmatively Furthering Fair Housing (AFFH).



**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

---

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

# HOUSTON HOUSING AUTHORITY FY 2024 ANNUAL PHA PLAN

## ATTACHMENT B.1 – REVISION OF PHA PLAN ELEMENTS

### A. Statement of Housing Needs and Strategies

There continues to be a very high demand for affordable housing in Houston, which is exacerbated by limited supply and increasing rents. As of June 2023, HHA has over 30,000 applicants on the Housing Choice Voucher program waitlist and over 16,500 on the Public Housing program waitlist. Previously submitted information on the City of Houston’s need for affordable housing as detailed in the Consolidated Plan has not been revised with this submission. HHA’s strategies to preserve and expand affordable housing in response to community needs are described in the Five Year PHA Plan and this Annual PHA Plan and MTW Supplement.

### B. Deconcentration and Other Policies that Govern Eligibility, Selection and Admission

HHA’s deconcentration of poverty policy is incorporated into the Public Housing Admissions and Continued Occupancy Policy (ACOP). The policy, which has not been modified since the previous submission, states:

*Deconcentration: If at any time, one of HHA’s properties has an average tenant income greater than 15 percent higher than the Authority-wide average income, extremely low and very low-income applicants will be targeted for admission until it is within 15 percent of the Authority-wide average income. This requirement neither requires nor permits the transfer of families to achieve deconcentration goals.*

HHA tracks the income mix within each covered development to avoid a concentration of higher or lower income families in a building or development. Pursuant to 24 CFR 983.2, the table below provides average household income information as of June 2023 both agency-wide and for HHA covered developments that are subject to deconcentration of poverty and income-mixing requirements. As shown in the table, average household income for each of the HHA covered developments falls within the Established Income Range of 85-115% of the agency-wide average household income.

**HHA Income Deconcentration Analysis – June 2023**

Development Name	HHA Average Income	Development Average Income	% of Established Income Range
Cuney	\$ 11,377	\$ 11,372	99.96%
Ewing	\$ 11,377	\$ 11,361	99.87%
Fulton	\$ 11,377	\$ 11,328	99.57%
Heatherbrook	\$ 11,377	\$ 11,301	99.34%
Independence Heights	\$ 11,377	\$ 11,284	99.18%
Irvinton Village	\$ 11,377	\$ 11,360	99.86%
Kelly Village	\$ 11,377	\$ 11,354	99.80%
Kennedy Place	\$ 11,377	\$ 11,374	99.98%

Lincoln Park	\$ 11,377	\$ 11,361	99.86%
Long Drive	\$ 11,377	\$ 11,372	99.96%
Oxford Place	\$ 11,377	\$ 11,352	99.78%

HHA periodically updates its Public Housing ACOP and HCV Administrative Plan to reflect changes that reflect evolving HUD requirements and/or agency discretionary policies. As part of the FY 2024 PHA Annual Plan and MTW Supplement process, HHA is proposing modifications, including HOTMA-related changes, to both the ACOP and Administrative Plan. Revisions to admissions preferences are also incorporated into the HCV Administrative Plan. Summaries of proposed changes and the revised policy documents are included as an attachment to this Annual Plan.

### C. Financial Resources

The table below summarizes HHA's preliminary, estimated FY 2024 financial resources to further its mission of providing quality affordable housing to eligible households. Actual funding amounts for FY 2024 are unknown as of the time of this Annual PHA Plan submission. Annual operating budgets for FY 2024 will be prepared during the fourth quarter of 2023 for approval by the HHA and affiliate Boards.

**HHA FY 2024 Estimated Financial Resources**

<b>Source</b>	<b>Amount</b>
Housing Choice Voucher Program	\$180,047,216
Mainstream Voucher Program	\$4,767,193
Mod Rehab Voucher Program	\$1,367,579
Emergency Housing Voucher Program	\$8,457,675
Continuum of Care Program	\$4,179,525
Section 8 New Construction	\$3,126,875
Public Housing Operations	\$26,915,555
Capital Fund Program	\$8,569,461
Resident Services/Self-Sufficiency	\$427,680
Jobs Plus Grant	\$525,750
Central Office	\$8,447,938
Business Activities	\$30,803,625
Real Estate Component Units	\$21,323,099
State/Local	\$604,473
<b>TOTAL</b>	<b>\$299,563,645</b>

As a designated MTW agency, HHA utilizes the financial flexibility permitted pursuant to HUD's MTW Operations Notice including use of Housing Assistance Payments (HAP) funds for authorized non-HAP purposes. This includes landlord leasing incentives as described under standard MTW waivers 4a, 4b and 4c in the MTW Supplement, resident economic development/job training programs, and homeownership downpayment assistance. Projected new MTW-related expenditures for these activities in FY 2024 include the following, which may be

modified over the course of the fiscal year based on HHA needs and priorities.

**HHA FY 2024 MTW Leasing Incentives, Homeownership & Resident Programs  
Estimated Uses**

Use	Amount
Landlord Incentives (Vacancy loss)	\$1,000,000
Landlord Incentives (Leasing)	\$1,000,000
Landlord Incentives (Damage claims)	\$1,000,000
Resident Economic Incentives	\$ 500,000
Homeownership Downpayment Assistance	\$ 600,000
<b>TOTAL</b>	<b>\$4,100,000</b>

Note also that the MTW Supplement submitted with this Annual PHA Plan requires submission of additional financial information related to the Public Housing Operating Fund. Due to the timing of this submission, information provided in the MTW Supplement reflects unaudited and preliminary data that is subject to revision over the course of the reporting and audit periods.

**D. Rent Determination**

HHA’s policies related to rent determination including HUD-approved MTW waivers as applicable are included in the Public Housing ACOP and HCV Administrative Plan. As part of the Annual Plan process and as noted above, HHA has proposed modifications to both the Public Housing ACOP and HCV Administrative Plan. Summaries of proposed changes and the revised policy documents are included as an attachment to this Annual Plan.

HHA has been designated an MTW agency by HUD as part of Cohort 2 of the MTW Expansion initiative. Under Cohort 2, HHA is participating in a national rent reform evaluation that will impact both the public housing and HCV programs. As part of the process for applying for MTW designation, HHA developed a proposed alternative MTW rent policy, conducted an extensive resident/community engagement process to review the policy and secured HHA Board of Commissioners approval.

Initial enrollment (and random assignment of eligible households) in the MTW rent reform evaluation study commenced in the second quarter of FY 2023 and will continue throughout FY 2024. As part of the implementation planning process, HHA has worked with HUD and its national evaluation team to review and finalize all applicable policies and processes related to MTW rent reform including, but not limited to, those related to selecting “control” and “treatment” groups for the evaluation.

# **HOUSTON HOUSING AUTHORITY FY 2024 ANNUAL PHA PLAN**

## **ATTACHMENT B.2 – NEW ACTIVITIES**

### **A. HOPE VI/Choice Neighborhoods**

Funding through HUD’s Choice Neighborhoods program provides an opportunity to develop and implement comprehensive revitalization plans that address the needs of older HHA public housing developments, the neighborhoods in and around these developments, and the residents that live in public housing and the neighborhood. Choice Neighborhoods is a highly competitive grant program through which HUD provides Planning and Implementation grant funding in support of the Choice Neighborhoods program goals related to Housing, Neighborhood and People.

HHA, with the City of Houston as Co-Applicant, was awarded an FY 2020 Choice Neighborhoods Planning grant to develop a Transformation Plan for Cuney Homes and the Third Ward neighborhood. Initial planning activities began in FY 2021 and continued throughout FY 2022 and 2023 in accordance with the grant proposal and budget approved by HUD. HHA submitted a draft Transformation Plan to HUD in March 2023, which is currently under review. HHA intends to apply for a Choice Neighborhoods Implementation grant for Cuney Homes in the next round of funding and/or subsequent rounds.

HHA may also apply for a Choice Neighborhoods Planning Grant and/or Implementation Grant for Kelly Village (TX005000014) and/or Irvinton Village (TX005000007), which were built in 1939 and 1942, respectively. Kelly Village, located in Houston’s historic Fifth Ward, and Irvinton Village, located north of downtown Houston, are two of HHA’s oldest properties and would greatly benefit from any modernization/rehabilitation work.

### **B. Mixed Finance/Modernization or Development**

In FY 2024, HHA will continue an ambitious development and preservation initiative to revitalize and/or preserve affordability of the existing housing portfolio and to expand the availability of affordable housing units throughout the City. HHA will continue to collaborate with and may designate additional, qualified development partners and sites selected in accordance with HHA Board-approved procedures. In these efforts, HHA utilizes all available and appropriate funding/financing tools and strategies including Low Income Housing Tax Credits (LIHTC), Mixed Finance Development, Rental Assistance Demonstration (RAD) conversions, HUD Section 18 Dispositions, Project Based Vouchers (PBV), MTW funding, Community Development Block Grant, FEMA and other sources.

HHA may utilize MTW funding and/or programmatic flexibility in its affordable housing preservation and development projects listed below in the “HHA Preservation and Development Projects” and “Potential Future RAD Conversions” tables, and may also acquire, rehabilitate or develop “Local, Non-Traditional” units as defined in the MTW Operations Notice, subject to applicable HUD approvals.

HHA will continue to evaluate and pursue where feasible the acquisition or development of public housing units (potentially utilizing “Faircloth to RAD” authority as discussed below in the “Rental Assistance Demonstration Program” narrative) as part of the overall development initiative. All development activities require review and approval by the HHA Board of Commissioners and are subject to HUD and/or other regulatory review and approval.

Affordable housing preservation projects and development projects in the planning or development phases undertaken by HHA and/or its development partners are summarized on the following chart, which may be modified during the fiscal year based on evolving needs and funding, subject to the approval of the Board of Commissioners. Timetables, unit configurations and other program elements are preliminary and subject to change. See also RAD narrative below:

**HHA Preservation and Development Projects**

<b>Project Name/Location</b>	<b>Description</b>	<b>Type</b>	<b>Estimated Timetable</b>
800 Middle			
2636 Fountain View	4-story Building	Rehab	2024
2100 Memorial			
Allen Parkway Village/HOAPV			
Cuney Homes	Mixed Development (1,106 units)	New Const	2024
Ewing	High Rise	New Const	2024
Fulton Village	2-story Townhomes	Rehab	2024
HRI			
Independence Heights I			
Independence Heights II	4-story Apartment Buildings	New Const	2024
Kelly I	2-story Apartment Buildings	Rehab	2024
Kelly II	4-story Apartment Buildings	New Const	2024
Lincoln Park	2-story Apartment Buildings	Rehab	2024
Mansions at Turkey Creek			
Oxford Place	2-story Apartment Buildings	Rehab	2024
Peninsula			
Sweetwater Point			
Various land acquisitions	Conti property, Cab property, Cuney Choice neighborhood parcels		

HHA may apply for grants from the Texas General Land Office (GLO) to develop tax credit and mixed-finance units using CDBG disaster recovery funds. HHA anticipates more disaster recovery money and intends to pursue several new mixed finance developments using CDBG disaster recovery funds in FY 2024 and beyond. Sites at the intersection of Crosstimbers and N. Main, and replacement units on Lyons Avenue (Kelly II) are in the planning stages for development with some public housing units. Additionally, HHA intends to utilize this funding for land acquisition.

HHA may commit public housing operating reserves, including but not limited to the proceeds from the disposition of public housing properties, with HUD approval, under the Operating Fund Financing Program for eligible mixed finance development transactions or Replacement Housing Fund.

For informational purposes, HHA will continue to exercise its right to acquire ownership interests from its LIHTC limited partners to support long-term preservation and/or recapitalization of the site. HHA notes that it is planning on exercising its right to remove limited partners from the following properties: Willow Park, Oxford Place, and Lincoln Park.

### C. Demolition/Disposition

Section 18 refers to the regulations and process through which HUD authorizes Housing Authorities to dispose of and/or demolish public housing units. Disposition and/or demolition is oftentimes part of an overall strategy to redevelop or replace public housing units. The table below identifies public housing developments, or portions thereof, for which HHA intends to apply, or has already applied, for demolition or disposition approval under Section 18. Due to changes related to HUD application submission or processing, construction and/or other timetables, the information on this table may appear in prior or future plans:

HHA Demo/Dispo Activities				
Development Name	Type	# Affected Units	Unit Sizes	Status/Timetable
Clayton Homes	Demolition	184	18-1BR units 62-2BR units 60-3BR units 44-4BR units	2024
Forest Green	Demo/Dispo due to flood	100	10-2BR units 70-3BR units 20-4BR units	2024
Irvinton Village	Demo/Dispo	308	104-1BR units 122-2BR units 48-3BR units 34-4BR units	2024
Kelly Village	Demo/Dispo (with sale to TXDOT)	270	72-1BR units 106-2BR units 72-3BR units 20-4BR units	2024

HHA plans to undertake the following Section 18 demolition/disposition related activities in FY 2024:

- HHA is proceeding with the demolition of the remaining portions of the Clayton Homes public housing development and disposition to TXDOT, pursuant to Section 18 approvals received from HUD in FY 2021. Relocation of Clayton Homes residents was completed in September 2022.
- As noted in prior Annual Plans, HHA plans to submit a Section 18 disposition application for a portion of Kelly Village (TX005000014). Subject to HHA Board of Commissioners, HUD and other approvals, a portion of the site will be sold to TXDOT in conjunction with a highway expansion project.

- HHA submitted and received HUD approval for a Section 18 demolition and disposition application for Irvinton Village (TX005000007), and demolition commenced in May 2023. HHA is considering options for the development of replacement housing and additional at on and off-site locations.
- HHA plans to submit a Section 18 demolition and disposition application for the Forest Green development (TX005000009). Forest Green suffered extensive hurricane-related flooding and other damage. HHA is currently assessing alternative sites for replacement housing. FEMA funding will support the redevelopment.

Subject to HUD approval, HHA may utilize the “Faircloth to RAD” program discussed below in the “Rental Assistance Demonstration Program” narrative or the RAD “transfer of assistance” provision to develop replacement units for demolished public housing.

#### **D. Designated Housing for Elderly and Disabled Families**

The table below identifies public housing developments, or portions thereof, that HHA has continually operated as, has designated, or will apply for designation or renewal of designation in FY 2024 for occupancy by elderly and/or disabled families only.

<b>Development Name</b>	<b>Designation Type</b>	<b>Status</b>	<b>Approval Date</b>	<b># Designated Units</b>	<b>Expiration Date</b>
Lyerly Senior Apartments	Elderly/Disabled	Approved	2/8/2022	199	2/8/2024
Bellerive Senior Apartments	Elderly/Disabled	Approved	2/8/2022	210	2/8/2024

#### **E. Rental Assistance Demonstration Program**

In FY 2024, HHA will continue and expand initiatives to ensure the long-term preservation of affordable housing by converting public housing developments to project-based assistance pursuant to HUD’s Rental Assistance Demonstration (RAD) program. Through RAD conversion, HHA can access additional private and/or other capital resources if needed to revitalize, redevelop and/or address capital needs while ensuring that existing residents right to return to the converted projects and other resident rights are protected.

In addition to converting existing public housing to project-based assistance, HHA intends to expand affordable housing opportunities as feasible utilizing the “Faircloth to RAD” program established by HUD. “Faircloth authority” refers to a cap that Congress established in 1998 on the number of public housing units that the federal government would support. HHA currently has available Faircloth units for which HUD can provide rental assistance provided that HHA can finance the acquisition or initial construction costs.

RAD conversion allows HHA to transition from the current public housing funding platform to either the Project Based Voucher (PBV) or Project Based Rental Assistance (PBRA) program,



which are generally more stable, predictable and sustainable funding sources. To date, and for the developments noted herein, HHA has elected to convert to the PBV program. HHA or its affiliates will continue to own each converted property, and the PBV program Housing Assistance Payments Contracts will be administered by HHA.

In converting public housing developments, HHA may utilize a blend of RAD program authority and Section 18 disposition authority to the extent allowable under the HUD RAD Notice, HUD PIH Notice 2018-04 and/or successor notices or other relevant HUD regulations and guidance. HHA may also utilize MTW funding and/or programmatic flexibility as allowed under the RAD Notice and/or the MTW Operations Notice.

To date, HHA has successfully converted the following public housing sites to PBV under the RAD program:

- HRI/Victory
- Allen Parkway Village
- Historic Oaks at Allen Parkway Village
- Sweetwater Point Apartments

In addition, HHA has received a RAD Commitment to Enter into a Housing Assistance Payments Contract (CHAP) and intends to proceed with RAD conversion to the PBV program for Heatherbrook Apartments in FY 2024 or thereafter.

**HHA Projected RAD Conversions**

Development Name	Occupancy Type	Bedroom Sizes					Total Units
		1	2	3	4	5	
Heatherbrook Apartments	Family		23	23	7		53
<b>TOTAL</b>		<b>0</b>	<b>23</b>	<b>23</b>	<b>7</b>	<b>0</b>	<b>53</b>

Heatherbrook (TX005000008) is a mixed-income housing community located in north Houston. The property was built in 2004 and consists of 176 units on 13.8 acres. Only 53 of the units are public housing, with the remainder being LIHTC-only and unrestricted units. The project reached the end of its initial tax credit compliance period in 2019.

In planning and implementing RAD conversions, HHA will ensure that residents of each converting project are kept fully informed and that resident notifications, relocation and all other processes impacting existing residents are conducted in accordance with RAD program requirements. In converting to the PBV program, HHA will adopt and implement the resident rights, participation, waiting list and grievance procedures listed in Section 1.6, Attachment 1B of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4, the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA), PIH-2012-32 and the Joint Housing/PIH Notice H-2014-09/ PIH-2014-17.

HHA is currently compliant with all fair housing and civil rights requirements. HHA is not under a Voluntary Compliance Agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and assures that compliance will not be negatively impacted by

conversion activities. Pursuant to Section 5.2 of the RAD Fair Housing, Civil Rights and Relocation Notice, HHA certifies that RAD conversion activities will comply with all applicable site selection and neighborhood reviews and that all appropriate procedures have been and will continue to be followed.

HHA currently maintains site-based waiting lists for each public housing development. When a public housing development converts to project-based assistance under RAD, HHA will close the public housing site-based waiting list for that development in accordance with its policies and, if applicable, transfer the waiting list to a new site-based waiting list in accordance with RAD Notice requirements. For RAD converted projects, HHA may operate a site-based waiting list in accordance with RAD and other applicable HUD requirements.

HHA is in the process of developing financing and other technical plans for Heatherbrook in preparation for RAD conversion. Upon conversion, HHA's annual Capital Fund Program (CFP) budget will be reduced based on the pro rata share of the CFP budget attributable to each converted public housing development. The table below provides preliminary annual and five-year estimate of the CFP budget reduction based on current year funding amounts.

**Projected RAD-Related CFP Reduction**

<b>Development Name</b>	<b>Estimated Annual CFP Budget Reduction</b>	<b>Estimated Five Year CFP Budget Reduction</b>
Heatherbrook Apartments	\$ 122,102.38	\$ 610,511.88

HHA may also contribute Operating Reserves, Capital Funds and/or other funds including MTW HAP funds where allowable towards RAD conversions, subject to HUD approval as part of the RAD Financing Plan for each site.

Subject to HHA Board approval, HHA may also apply for additional RAD conversions during FY 2024 or future periods for the public housing developments noted below. HHA will follow all required resident notification, public participation and other applicable requirements as part of future conversions. Alternatively, HHA may elect to submit a section 18 disposition application for one or more of these sites.

**Potential Future RAD Developments**

<b>Development Name</b>	<b>PIC Number</b>	<b>Total Units</b>
Kelly Village	TX005000014	270
Forest Green	TX005000009	100
Bellerive Apartments	TX005000013	210
Lyerly Apartments	TX005000012	200
Kennedy Place Apartments	TX005000019	108
Fulton Village Apartments	TX005000011	108
Lincoln Park Apartments	TX005000018	200
Oxford Place	TX005000015	230
Irvinton Village	TX005000007	300
Cuney Homes	TX005000005	593

## **F. Project-Based Vouchers**

HHA operates a Project-Based Voucher (PBV) program in accordance with HUD regulations and HHA policies as defined in the HCV Administrative Plan. HHA intends to implement allowable PBV waivers as approved by HUD in the FY 2022 and future MTW Supplements to improve program efficiency, streamline administration and support expansion of affordable housing opportunities. In previous MTW Supplements, HUD approved HHA's request for a waiver to eliminate the requirements for a third party to conduct inspections and rent reasonableness determinations on HHA-owned or controlled PBV units.

As part of planned RAD conversions, HHA projects that it will enter into PBV Housing Assistance Payments (HAP) contracts in FY 2024 or beyond for additional public housing developments including, but not limited to Heatherbrook and potentially for other public housing properties as referenced above in the "Rental Assistance Demonstration Program" narrative. In addition to supporting RAD conversions, HHA periodically issues Requests for Proposals (RFP) or other solicitations for PBV developments. As of the publication date of this Annual PHA Plan, HHA has an open RFP for PBV developments that may result in new, additional PBV selections presented to the HHA Board for approval. HHA's PBV program focuses on supporting and expanding Permanent Supportive Housing (PSH) and other housing options for low-income families. For this reason, HHA encourages the development of new housing units and/or the rehabilitation of existing housing to increase the supply of affordable accessible housing for this particular population. Current criteria for a development to be awarded PBVs are listed below. HHA may modify this criterion at its discretion when issuing RFPs for PBV developments:

- Have planned and documented a high-quality supportive services program that is results/outcomes oriented and responsive to projected needs of the resident population including both adults and youth.
- For new construction or rehabilitated housing, the project must have a comprehensive and realistic construction and permanent financing budget prepared with construction and permanent funding firmly committed including documentation from all funding sources.
- The project must demonstrate that the applicant has either directly or through its team assembled all the personnel, skills and other resources needed to complete the development project described in the proposal.
- The proposal should demonstrate that the project incorporates good design, especially utilizing "green," environmentally sustainable building principles.
- The development serves targeted populations such as Chronic Homeless or Veterans Affairs Supportive Housing.
- The development is in a census tract that is in a high opportunity area, or an area designated as a revitalization area by the City of Houston.

In addition to planned RAD conversions and new developments that may be selected through RFPs issued in FY 2024, as of June 2023, HHA projects that it will enter into new PBV HAP contracts in FY 2023-2024 or thereafter for the following projects:

### **Projected New PBV Contracts**

<b>Project Name</b>	<b>Projected PBV Units</b>
2100 Memorial Road	40
Magnificat (NHP/COH)	149
Manson Place (Brinshore)	66
Citadel at Elgin (NHP)	18
Westernmark	8
800 Middle Street (HHA)	95
Standard at Jensen (HHA)	40
<b>TOTAL</b>	<b>416</b>

Consistent with the Administrative Plan, and as allowed under PIH Notice 2017-21, HHA may attach PBVs to projects in which HHA has an ownership interest or has control of, without following a competitive process, in cases where HHA is engaged in an initiative to improve, develop, or replace a public housing property or site. Both the Jensen Street and Middle Street developments referenced above, which will provide replacement housing opportunities for Clayton Homes residents, fall into this category.

The listing of projected new PBV HAP contracts may be modified over the course of the fiscal year. In FY 2024, HHA intends to undertake additional PBV competitive solicitations and/or to select additional non-competitive PBVs in accordance with HUD regulations and HHA policy and, subject to HHA Board of Commissioners approval, to award PBV HAP contracts to qualified developments that expand housing opportunities including, but not limited to, permanent supportive housing, housing for transition-age youth, and housing in high opportunity areas.

#### **G. Other Capital Grant Programs**

HHA's existing public housing portfolio requires continuous investment, and there is a backlog of unfunded capital needs. The planned redevelopment and RAD conversion activities referenced above are intended to address some of these needs and to ensure the long-term preservation of affordable housing. In addition to these activities, HHA will review all available HUD Capital Grant program funding opportunities - including, but not limited to, the Lead Based Paint Capital Fund Program, the Housing-related Hazard Capital Fund Program, Emergency Safety and Security Grant - and submit applications where feasible and appropriate in FY 2024.

## **HOUSTON HOUSING AUTHORITY FY 2024 ANNUAL PHA PLAN ATTACHMENT B.3 – PROGRESS REPORT**

Since publication of the 5-Year PHA Plan in 2020, HHA has continued to implement a broad array of initiatives to preserve and expand the affordable housing portfolio; provide rental assistance and services to more than 18,000 households; help connect residents to jobs, job training, health care and other services; and, improve agency operations and customer service delivery. Recent highlights include:

- As part of ongoing preservation and repositioning efforts utilizing the Rental Assistance Demonstration (RAD) program, HHA completed closings on HRI/Victory, Allen Parkway Village, Historic Oaks at Allen Parkway Village and Sweetwater Point.
- HHA secured MTW designation, obtained HUD approval for the first two MTW Supplements and commenced initial enrollment for the tiered rent study, which will evaluate alternative rent policies designed to increase resident self-sufficiency and reduce administrative burdens. Implementation of an alternative tiered rent and participation in the national study are components of HHA's participation in the Moving to Work (MTW) program.
- To expand housing choices for voucher holders, HHA increased Housing Choice Voucher program payment standards, utilizing new flexibility provided through MTW designation.
- Building on a two-year community-based planning and visioning process, a comprehensive Transformation Plan for Cuney Homes and the Third Ward neighborhood was prepared and submitted to HUD in March 2023.
- HHA opened the public housing wait list for a thirty-day period in early 2023 following an extensive community outreach process resulting in over 39,000 submitted applications.
- HHA enhanced call center operations with new contractor support to reduce wait times and improve overall customer service.
- Through HHA's Family Self-Sufficiency (FSS) and Homeownership programs, facilitated and supported first time homebuyer purchases for 13 low-income households and graduated FSS participants with earned escrows totaling \$219,151.
- HHA secured new funding including \$8.56 million from the Capital Fund Program and \$616,126 to support Family Self-Sufficiency Program services for residents.

HHA has established five (5) broad goals and a series of related strategies as a strategic framework that guides agency activities and resource allocation decisions. The following is a brief statement of HHA's progress to date in meeting the mission and goals described in HHA's 5-Year Plan, which was submitted in January 2020. See also prior years' progress reports for additional details.

## **HHA Goal: Increase the quantity and quality of affordable housing.**

*Strategy: Apply for additional rental vouchers.*

HHA continued efforts to maximize utilization of more than 18,000 vouchers utilizing MTW flexibility to significantly increase payment standards and expand the range of housing opportunities available to voucher holders. HHA continued to collaborate with the City and Continuum of Care agencies to lease 750 Emergency Housing Vouchers awarded in FY 2021. HHA entered into an \$11 million contract with the City in FY 2021 and is currently working to provide one year of rental assistance and security deposits to an additional 1000+ low-income households under the HOME TBRA program. Participating families are eligible for supportive services through partnerships with local providers. HHA received 112 Mainstream Vouchers under the CARES Act and has applied for 100 more. HHA also secured \$4.77 million in CARES Act funding to ensure that there were adequate funds for FY 2021 leasing. HHA will continue to pursue opportunities to increase the availability of tenant-based vouchers for low-income and vulnerable populations. New partnerships will also continue to be sought to offer project-based vouchers to eligible clients.

*Strategy: Acquire and develop new affordable housing.*

Following an extensive HUD review and approval process, HHA completed the acquisition in 2021 of two new land parcels East of Downtown (800 Middle, 100 Jensen). Upon completion of all planned phases, these developments will collectively provide over 1,300 units of new mixed-income housing including over 300 PBV replacement housing units. Both developments are under construction with scheduled completion in December 2024. HHA has also entered into agreements for PBV developments from 2020 to June 2023 that provide long-term affordable housing opportunities, much of which is newly constructed.

*Strategy: Seek land in high opportunity areas.*

As funding becomes available to acquire sites for development in high opportunity areas, HHA will continue to pursue land acquisitions that are appropriate for LIHTC and other mixed-income developments. As noted, the 800 Middle and 100 Jensen mixed-income developments are two recent examples of successful land acquisition efforts that will result in new affordable housing being built in opportunity areas. In addition, HHA is exploring options for land acquisition in the Third Ward/Cuney Homes area and in the Fifth Ward/Kelly Village II area.

*Strategy: Pursue recapitalization with tax credits.*

Utilization of LIHTC funds is an important component of HHA's RAD and other preservation efforts. As previously reported, HHA received a 2019 TDHCA allocation of \$19+ Million in 9% tax credits for rehabilitation of 6000 Telephone Road. The Project is currently under construction with completion and re-occupancy anticipated by December 2023. HHA is finalizing the development pro forma for another LIHTC development, Independence Heights II, with anticipated groundbreaking in 2023-2024.

*Strategy: Utilize Capital Fund and other resources to rehabilitate and improve property condition.*  
HHA completed \$2.9 million in capital improvements at various sites in FY 2023.

*Strategy: Complete and maximize performance through conversion of HHA's first four public housing developments with CHAPs, under HUD's Rental Assistance Demonstration.*

HHA successfully converted HRI/Victory, Allen Parkway Village, Historic Oaks at Allen Parkway Village, and Sweetwater Point Apartments utilizing the RAD PBV and/or RAD/PBV Section 8 blend methods. As noted in the “New Activities” narrative, conversion is currently planned for Heatherbrook Apartments

*Strategy: Modernize, rebuild, and/or demolish (if it can be replaced) aging units incrementally through the Capital Fund Program and other sources as available.*

HHA was awarded a Choice Neighborhoods Planning Grant to develop a comprehensive Transformation Plan for Cuney Homes and the Third Ward neighborhood, centered on community input and involvement. HHA submitted the draft Transformation Plan to HUD in March 2023. See also above information and “New Activities” narrative.

*Strategy: Partner with Centerpoint and other energy providers by seeking additional funding grants for energy saving opportunities for properties in HHA’s portfolio that qualify under their programs.*

HHA entered into a HUD-sponsored Energy Performance Contract (EPC) with Siemens Industry Incorporated, which has significantly reduced the agency’s energy consumption. At the same time, HHA was actively negotiating the lowest electric utility rate possible for its entire portfolio. Because cost savings are a direct result of reduced consumption in an EPC, a reduced utility rate would compromise the dollar savings amount achieved. Since HUD has recognized this fact, it offers PHAs the opportunity to apply for a Rate Reduction Incentive. HHA applied for and received the Rate Reduction Incentive. As a result, in FY 2022 HHA will receive \$766,748 in additional subsidy funding.

To date, HHA has partnered with Centerpoint Energy and received initial grants to replace 500 outdated HVAC units at various HHA properties with new high efficiency units, along with a \$525K grant to install high-efficiency HVAC units and Nest thermostats at 260 units at Sweetwater Apartments. HHA’s affiliate, APV Redevelopment Corporation, submitted an application to Centerpoint Energy for the High Efficiency New Construction (HENC) incentive for 2100 Memorial Apartments. This program provides several incentives for energy efficiency design and construction that results in modeled energy savings improvement from code or other baselines. Also, the Peninsula Park Apartments applied for and received an Energy Grant Incentive from Centerpoint Energy “Agencies in Action” in the amount of \$588,000, which will help fund replacement of all 280 existing, inefficient HVAC units and installation of NEST thermostats.

### **HHA Goal: Expand efforts to ensure equal opportunity in housing.**

*Strategy: Reduce operational barriers that may hinder access to HHA programs*

The Public Housing waitlist opened from January 15 to February 15, 2023, with a total of 39,546 applications submitted. This opening period proved to be operationally successful from the start. No significant issues or process disruptions were reported. HHA staff assisted hundreds of people with the application process in person at the administrative office in person and by phone/email. Public notice in advance of the opening date was provided through a press release to local and national media outlets, social media posts, and community partnership outreach, and comprehensive information was published on the HHA [Public Housing Waitlist](#) web page.

HHA launched its Call Center transition in January 2023, incorporating a call center contractor to assist in answering the large client call volume the agency receives daily. In the first two days following the launch, representatives answered more than 1,600 calls with an average wait time of fewer than 8 minutes. This additional call center support is predicted to improve wait times and overall customer service efficiency significantly.

As reported in prior Annual Plans, HHA undertook extensive efforts over the 2020-2022 period to ensure continued access to programs and services during the pandemic including modifying call center operations to allow residents, HCV participants, applicants and the general public to obtain information, process transactions and access HHA services; working with property managers to implement COVID- safe maintenance work practices; expanding access to staff working remotely; and, expanding the use of virtual meetings (including HHA Board of Commissioners meetings) to keep residents informed and involved in HHA planning and decision-making.

*Strategy: Reduce language barriers that may hinder access to programs it administers*

HHA continued its efforts to reduce language barriers for Limited English Proficiency households including updating its Language Access Plan as part of the FY 2021 Annual Plan process to provide a comprehensive framework to facilitate participation in HHA programs of people with Limited English Proficiency. In response to community needs, HHA continues to deploy an on-demand language translation service that is available as needed to meet the language translation needs of applicants, residents and the general public. HHA also continues to recruit, hire and deploy staff including call center representatives that have the ability to speak, read and translate in various languages. Current staffing in both the call center and lobby includes staff fluent in Spanish and Vietnamese. HHA is in the process of updating its website, which will have the capacity to translate text into multiple languages.

*Strategy: Ensure compliance with ADA requirements when constructing new and renovating existing units*

HHA continues to implement an ambitious housing preservation and development agenda including converting public housing developments to project-based assistance under the Rental Assistance Demonstration (RAD) program; developing replacement housing for Clayton Homes; expanding affordable housing through new development partnerships with Project Based Voucher sponsors and others; and renovating developments that experienced hurricane-related damage. All new developments and substantial renovations are done in conformance with ADA requirements in order to ensure that housing is accessible to persons with disabilities. HHA also continues to provide reasonable accommodations to current residents and HCV program participants.

*Strategy: Increase housing choice and mobility.*

Full implementation of Small Area Fair Market Rents (SAFMR) commenced in 2021 to improve access by voucher holders to high opportunity areas. HHA received HUD approval as part of the FY 2022 MTW Supplement to establish more flexible payment standards (from 80-150% of the applicable SAFMR), which HHA intends to implement beginning in the fourth quarter of FY 2022. In addition, HHA intends to utilize MTW flexibility to add additional incentives for high opportunity area leasing.

Also, as noted in prior updates, HHA is working with the City (HCD), NestQuest and the



County (CSD and HCHA) to develop and support a Voucher Mobility Program. NestQuest is a Texas non-profit organization, created to promote voucher mobility by working with voucher holders and local landlords to increase client access to areas with excellent schools. NestQuest has acquired partnerships with 15 management/realty companies with properties in high opportunity neighborhoods across the metro area. HHA collaborates with the organization by making clients aware of this unique service that they may be eligible for.

Working with development partners, HHA also made significant progress towards the development of two (2) new mixed income housing communities to be located East of Downtown in rapidly gentrifying areas. All required HUD approvals have been received for these two projects, which will include development of PBV replacement units for relocated Clayton Homes residents.

*Strategy: Continue education of Fair Housing Laws.*

On an ongoing basis, new hire staff receive training on Section 504, Fair Housing, Reasonable Accommodations, VAWA Requests, and LEP issues by HHA's Compliance Officer. HCV staff also participated in training provided by the Compliance Officer. HHA management staff have also attended seminars in Houston and Washington DC focusing on Fair Housing issues and current events. Additionally, in-house attorneys generally meet quarterly with HCV staff to present legal topics and best practices.

HHA's website provides a link to socialserve.com for a listing of properties that includes identification of accessible units, distance to public transportation, shopping, hospitals and other relevant information. HHA and the City of Houston continue to collaborate on fair housing and other issues associated with the citywide Consolidated Plan and Annual Action Plans.

**HHA Goal: Seek to improve community quality of life and self-sufficiency.**

*Strategy: Provide services to residents, including youth, families, and seniors living in public housing and senior developments to enhance their quality of life.*

HHA collaborates with 46 agency partners to provide services to residents valued at over \$5 million. HHA connects public housing residents to critical programs and services from external and internal partners, with a focus on education and prevention, youth, seniors, and social services. HHA also supports 9 public housing sites' Resident Council Leaders to serve as liaison between the HHA and residents to promote lease compliance and housing stability; improve communications by distributing information that provides facts, dispels rumors and identifies ways to access resources to improve the community and families.

As reported in prior Annual Plans, over the course of the pandemic during 2020-2022, HHA and agency partners engaged in extensive activities to protect resident health and safety in response to the global pandemic. This included providing residents with health information, distributing meals, masks and sanitizer, and modifying service delivery systems to minimize contact. Provided technical assistance to Resident Councils to host numerous community-wide and seasonal events in collaboration with 25+ partners that served over 2,500 residents. At 9 sites, HHA worked with resident councils to procure and distribute over 1,100 face masks. The call center made more than 37,000 calls to residents to check on wellness and assist with virtual briefings and appointments. Other recent highlights include:

- HHA expanded the Job Plus Initiative at Oxford Place Apartments to assist public housing residents find and keep jobs. The program combines three components: (1) employment-related services; (2) financial incentives in the form of changes to rent rules to help make work pay, sometimes supplemented with efforts to raise residents' awareness of other available work incentives such as the Earned Income Tax Credit; and (3) community support for work, which consists of meaningful opportunities for residents to promote work among their neighbors, especially by participating in efforts to recruit other residents to Jobs-Plus and publicize its services.
- Provided Case Management & Supportive Services to children, youth individuals and families residing in Public Housing with funding obtained from HUD to implement ROSS and Multifamily Service Coordinator Grant; over 2,857 residents were served, over 13,526 interactions with clients and over 35,890 services were delivered.
- 26 Family Self Sufficiency (FSS) participants graduated with escrow totaling \$315, 572.
- Collaborated with 50+ Community Partners to provide 1 Million in services to residents.
- Needs assessments and referrals were provided to 484 elderly/disabled and 449 non-elderly residents to support independent living and wellness.
- Through partnerships with YMCA, Zoe's Kitchen, Houston Food Bank and others, more than 116,000 meals and food boxes were distributed to more than 2,600 residents over the course of the pandemic from 2020-2022.
- Continued collaborating with Kidz Grub to provide meals and snacks to youth at 8 sites.

*Strategy: Create well-functioning communities with low crime and good neighbors.*

HHA continued to promote resident involvement and community engagement including providing technical assistance to resident councils to host numerous community-wide and seasonal events in collaboration with more than 25 community partners. HHA continued its collaboration with local law enforcement including the Houston Police Department and Harris County Constables (Precinct 6) to reduce crime within public housing communities.

*Strategy: Provide Family Self-Sufficiency Programs for eligible HCV Program and Public Housing participants pursuant to applicable regulations and available funding.*

MyGoals and FSS continued to function as key elements of HHA's self-sufficiency strategy. MyGoals completed a financial training with Cash Campaign. Topics discussed were the "gig economy", self-employment, small business, taxes and resources. HHA assisted 649 non-elderly, non-disabled households in working towards economic self-sufficiency.

*Strategy: Increase Minority & Women Business Enterprises (MWBE) and Section 3 participation.*

HHA continued to implement extensive efforts to promote and increase MWBE and Section 3 participation including:

- Assisted residents to enroll in the Section 3 program and connect to employment, job training and contracting opportunities.
- Awarded My Construction Company, a Section 3 Business Concern, with a contract for a Capital Fund Project work at Forest Green.
- Implemented weekly Section 3 job postings to Section 3 participants.

- Partnered with Lemonade Day Houston to assist public housing youth and their families, who are enrolled and actively engaged in HHA's Section 3 Micro-Enterprise Program. HHA provided business grants to each business owner, with Lemonade Day Houston providing educational components.
- Hosted HHA's Paid Summer Internship offering experiential training opportunities over a period of 8 weeks for eligible high school Juniors and Seniors residing in public housing.
- Partnered with SER Jobs for Progress to provide free Employment Training & Certifications in Construction, Customer Services, HVAC, Electrical Services, etc., for Section 3 participants.

*Strategy: Pursue systems alignment between housing and health care.*

What has become clear post pandemic is that health care and public health must work together and make appropriate connections to social services that support housing, transportation, nutrition, income, and education supports. The HHA has looked to the alignment of these systems and services as we navigate the post pandemic period and implement services and education for an equitable recovery. HHA continued to collaborate with community partners to provide extensive support to ensure resident health and safety. HHA has collaborated with several partners including UHC, TSU, HEB Pharmacy, MD Anderson, and other partners to improve the lives of individuals we serve through the facilitation of resources, technical expertise and strategic identification of our clients' medical and housing needs to better align our systems, programs and service delivery, and ultimately improving life outcomes.

HHA in collaboration with M. D. Anderson Cancer Center provides education, resources and referrals to for tobacco cessation support programs to improve compliance with HUD's Smoke Free Policy and to reduce second smoke exposure in African American/Black public housing communities. HHA also collaborated with the organization to provide "Culturally tailored telephone-directed education and mailed HPV self-sampling kits for improving cervical cancer screening coverage among African American women at two public housing communities to eliminate cervical cancer among underserved women.

### **HHA Goal: Improve relationships with clients and external stakeholders.**

*Strategy: Increase HHA client agency relationships.*

HHA collaborates on an ongoing basis with residents and HCV program participants, including providing technical assistance and funding support to local resident councils. HHA also worked diligently to ensure that resident input continued since inception of the pandemic by expanding the use of virtual meetings and conducting broad outreach to notify residents of these meetings. In addition to virtual Board of Commissioners meetings, HHA conducted a series of meetings and an online survey to involve residents and HCV participants in shaping the successful application for MTW designation. During these sessions and in the survey, HHA solicited resident input into the design and implementation of the forthcoming MTW rent reform evaluation program. On an ongoing basis, HHA is committed to engaging residents and other stakeholders in policy planning, development and implementation initiatives to ensure that programs and services reflect meaningful input from the people and communities that HHA serves.

*Strategy: Promote partnerships with other housing authorities.*

It is noteworthy that HHA's new CEO is President of the Public Housing Authority Directors

Association (PHADA), a national organization representing 1,900 housing authorities nationwide. HHA has continued to actively engage with HUD and housing authority industry groups to advocate for funding and services. HHA continued to work with other local housing authorities to facilitate the portability component of the HCV program, which allows voucher holders to move outside of the voucher-issuing jurisdiction. HHA collaborated with Harris County to provide HCV inspection and rent reasonableness services for HHA-owned Project Based Voucher developments.

HHA continues to be an active member of NAHRO and continues to engage in activities to broaden our connections with other Housing Authority partners.

*Strategy: Develop strategies to promote positive communications and community perceptions of HHA.*

In addition to the activities noted above, HHA actively engaged in proactive media strategies to positively influence public support for affordable housing, including new development initiatives planned for the East of Downtown neighborhood. HHA's new executive management team will continue to prioritize initiatives to communicate consistently and effectively regarding HHA programs, policies and priorities with residents and program participants, regulatory agencies, elected officials and the community at large.

#### **HHA Goal: Improve agency performance.**

*Strategy: Seek other funding streams.*

Ensuring adequate funding to preserve HHA's existing affordable housing and supportive service programs and to create new affordable housing and expanded services continued to be a top priority for HHA. See "New Activities" narrative for information regarding development and RAD conversion initiatives. As noted above, HHA has been able to secure additional funding over the course of the 5-Year PHA Plan period to support critical initiatives including:

- 750 Emergency Housing Vouchers.
- \$11 million contract with the City to expand the HOME TBRA program for 1,000 households.
- 112 new Mainstream Vouchers under the CARES Act
- \$4.77 million in CARES Act funding to ensure that there are adequate funds for FY 2021 leasing.
- \$2.3 million for a new Jobs Plus initiative at Oxford Place Apartments.
- \$717,750 awarded to implement a "Renewal" Resident Opportunity Self Sufficiency (ROSS) Grant during FY 2021 to assist elderly/disabled clients maintain their independence and assist workable adults obtain education, training and job skills to achieve self-sufficiency.
- \$450,000 for a HUD Choice Neighborhoods Planning grant for Cuney Homes.

*Strategy: Improve the physical work environment.*

HHA continued to prioritize the health and safety of the workforce over the past year, including the ongoing implementation of safety measures in a full-time in-person workplace environment. Other efforts to improve the work environment continued to update policies and procedures related to the evolving COVID -19 pandemic and other health concerns.

*Strategy: Invest in human capital.*

HHA's Human Resources Department continued to focus on investments in and training of HHA's workforce to ensure that they have the tools and skills needed to perform their jobs well. Online training was performed throughout the year on various pertinent topics and skill-building opportunities, and the Employee Assistance Program continued to provide referral resources and confidential support. Monthly wellness newsletters were prepared and distributed with helpful information to promote good health and deal with stress. HR released a climate survey to all staff to receive feedback from employees to help understand where the agency can improve. Cigna nominated the Wellness Committee for the Cigna Wellbeing Award, which is the first time for HHA.

*Strategy: Increase interdepartmental collaboration and communication*

Ongoing interdepartmental collaboration continued throughout the year. The many fruits of this collaboration are reflected in the activities and accomplishments noted in this progress report. HHA put in place a new executive management team in 2022 and 2023 that remains focused on improving interdepartmental collaboration in support of the agency's mission and strategic objectives. Current deliverables include weekly roundtable conversations between staff and the Executive Office, monthly activation around team building, monthly briefing from the CEO, weekly team check ins encouraging silo breakdown, team collaboration, and ongoing learning opportunities. HHA also developed an onsite training center to offer opportunities for staff to learn best practices around assisting residents with HHA programming and deliverables.

*Strategy: Seek new innovations*

HHA continued to pursue innovation in support of the agency's mission to promote and expand affordable housing and services to low-income households. An example of this is the successful effort to secure HUD approval and implement Small Area Fair Market Rents (SAFMRs) citywide. This initiative is intended to support voucher holders in leasing housing in areas of higher opportunity, while also reducing the number of voucher holders with rent burdens. Another key accomplishment is the designation of HHA by HUD as an MTW agency and HUD approval of the FY 2022 and 2023 MTW Supplements. MTW designation affords HHA a substantial degree of programmatic and financial flexibility that is not available to other non-MTW Housing Authorities. An example is the SAFMR-related MTW waiver that HHA requested, and that was subsequently approved by HUD, to establish payment standards from 80-150% of the applicable SAFMR for each zip code or group of zip codes. HHA is also participating in a national evaluation of its MTW alternative rent policy along with an array of other MTW waivers that were initially approved in the FY 2022 MTW Supplement that will help streamline and improve service delivery, expand housing opportunities and promote resident self-sufficiency. For the FY 2024 MTW Supplement, HHA is proposing new MTW leasing incentives to help expand the range of housing choices available to voucher program participants.