

Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management 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 or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more the 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 exceeds 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 PHA Name: Abilene Housing Authority **PHA Code:** TX327
PHA Type: High Performer
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2022
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)
Number of Public Housing (PH) Units: 213
Number of Housing Choice Voucher (HCVs): 1,771
Total Combined Units/Vouchers: 1,984
PHA Submission Type: Annual Submission Revised Annual Submission

A.1 Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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.

The following are the specific locations where the public may obtain copies of the 2022 Annual PHA Plan:

- Administrative Office – 1149 E. South 11th Street, Abilene, TX 79602

PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead HA:					

B Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

B.1 Statement of Housing Needs and Strategy for Addressing Housing Needs

Statement of Housing Needs:

Waiting List for Public Housing:

Total: 5338

Extremely Low Income: 4136-77%

Very Low Income: 788-15%

Low Income: 342-6%

Over-Income: 72-1%

Families with children: 103-2%

Elderly families: 483-9%

Families with Disabilities: 328-6%

White: 2797-52%

Black/African American: 2163-40.5%

American Indian/Alaska Native: 80-1%

Asian: 21-0.39%

Native Hawaiian/Other Pacific Islander: 51-1%

Multi-Racial: 1232-23%

Bedrooms:

1 BR: 1869-35%

2 BR: 1923-36%

3 BR: 1067-20%

4 BR: 479-9%

The waiting list is not closed.

Waiting List for Section 8

Total: 3232

Extremely Low Income: 2569-79%

Very Low Income: 406-13%

Low Income: 210-6%

Over-Income: 47-1%

Families with children: 1723-53%

Elderly families: 233-7%

Families with Disabilities: 877-27%

White: 1566-48%

Black/African American: 1466-45%

American Indian/Alaska Native: 49-1.5%

Asian: 11-0.34%

Native Hawaiian/Other Pacific Islander: 27-0.84%

Multi-Racial: 740-23%

B.1 *The waiting list is not closed.*

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Deconcentration and Income Mixing:

Public Housing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

The following covered development has an average income that falls below the Established Income Range.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
<i>Riviera Apartments</i>	38	<i>C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.</i>	

Section 8

Preferences:

- | <u>Priority</u> | <u>Preference</u> |
|-----------------|---|
| <u>5</u> | - Terminated due to insufficient funding |
| <u>4</u> | - MFP – Individual ready to exit institutional care |
| <u>6</u> | - Elderly |
| <u>6</u> | - Disabled |
| <u>2</u> | - Displaced by Disaster |
| <u>3</u> | - Homeless Referral |
| <u>4</u> | - Mainstream Vouchers |
| <u>1</u> | - <i>FYI Vouchers</i> |
| <u>1</u> | - <i>FYI 36</i> |

B.1 *The PHA changed the priority of all of the preferences listed above and added FYI Vouchers and FYI 36 preferences.*

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2022 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Resident Opportunities Self-Sufficiency (ROSS)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources		

Rent Determination

Section 8

Payment Standards:

The PHA's payment standard is:

- *110% of FMR*

<p>B.1</p>	<p><i>PHA deleted the previous payment standards that were set per bedroom units.</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review (<i>See attachment tx327b01</i>).</p>
<p>B.2</p>	<p>New Activities.</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 type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" 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. <i>N/A</i></p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ Reduce public housing vacancies <p>Progress Statement: <i>AHA is currently partnering with a Developer, with an existing LIHTC property (Villages of Westlake), to enable the property to continue to provide affordable housing for current residents and other families in the community.</i></p>

B.3 PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management (PHAS score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Research and potential implementation of the RAD program

Progress Statement: *On a daily basis, LRPH maintenance staff continue to meet the needs of our residents by completing work-orders to keep the units decent, safe, sanitary and in good repair. Staff continues to improve the quality of units even though COVID-19 has made it more challenges.*

PHA GOAL #3: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #3

- Implement public housing security improvements
- Events and activities held regularly for elderly residents at Robert Deegan Place

Progress Statement: *AHA has implemented COVID-19 communication channels and support services for those with COVID-19 to assist them while recovering. AHA delivered food and called to check on the needs of those that had contracted COVID-19.*

PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #4

- Increase the number and percentage of employed persons
- Provide or attract supportive services to increase independence

Progress Statement: *During COVID-19, the focus for the FSS Program has shifted to assisting to keep families healthy by providing information that they need for their families. FSS Program hired a motivational personality to help to encourage participants and to assist them in meeting their goals.*

PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #5

- Undertake affirmative measures to ensure access to assisted housing
- Undertake affirmative measures to provide a suitable living environment
- Undertake affirmative measures to ensure accessible housing

B.3	Progress Statement: <i>AHA is currently working with community partners to provide a new program that houses foster youth who age out of foster-care. The program is called Foster Youth to Independence Program (FYI).</i>
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved. <i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u> </u> / <u> </u> / <u> </u></i>
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (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. <i>(See attachment tx327a01)</i>
C.2	Certification by State or Local Officials. <i>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.</i>
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form 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.</i>

C.4	<p>Challenged Elements. 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 type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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> <p>Fair Housing Goal: Describe fair housing strategies and actions to achieve the goal:</p> <p>Fair Housing Goal: Describe fair housing strategies and actions to achieve the goal:</p> <p>Fair Housing Goal: Describe fair housing strategies and actions to achieve the goal:</p>