(for	ear PHA Plar All PHAs) – RSION 2					. 2577-0226 s 03/31/2024	
	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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.						
A	PHA Informat	tion.					
	Availability of Intelements listed be where the propose hearing and propose must provide info PHA policies consubmissions. At a Management Projection encouraged to post provide each resident. The following are Year PHA Plan: Adm	scal Year Bo Type: 5 stormation. low readily and PHA Plants of PHA Plants on Pharmation on Pharmation on Pharmation on Pharmatic (AMP) and the complete Pharmatic Com	In addition to the available to the partial plan Eleman are available from the public material standard Annual PHAs must post and main office of PHA Plans on the acopy of their Pictocations where of the properties of the propert	e items listed in this ublic. A PHA must nents, and all inform for inspection by the ay reasonably obtain Plan but excluded to PHA Plans, including central office of the ir official websites.	form, PH identify ation rele public. An addition from their ing updates e PHA. I PHAs ar btain cop	HAs must hat the specific evant to the padditionally hal information at the streamlined s, at each As PHAs are stree also encouples of the 2 X 79602	ve the location(s) public t, the PHA on on the d sset tongly araged to
	Participating PHA Program(s) in Programs Not in No. of Units in						
	PHAs	Code	the Consortia	the Consortia	Each Pr	rogram HCV	
	Lead HA:						

- **B** Plan Elements. Required for all PHAs completing this form
- **B.1 Mission.** State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.

The Housing Authority's mission is to serve the housing needs of low-income families in the Authority's jurisdiction in order to enhance self-sufficiency and promote community quality of life and economic viability.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers (FYI & SV)
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections)

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

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

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program

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 in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- AHA plans to research and potentially create a scholarship program for families to pursue higher education degrees, certifications, etc. The program will allow high

B.2 school seniors and adults, participating in AHA's Public Housing and HCV programs, to apply for AHA's Scholarship Program.

PHA added to last bullet above to Goal #4

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 regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Progress Statements. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goals/Objectives

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1

Reduce public housing vacancies

Progress Statement:

During 2024, the Abilene Housing Authority (AHA) leased its HCV Program as high as it possibly could, while maximizing HAP funding.

AHA plans to research and potentially develop: 1) Workforce Housing & 2) Permanent Supportive Housing in conjunction with development partners.

AHA may select one or more projects for project-based assistance without competition in accordance with 24 CFR Section 983.51(c).

AHA also plans to research and potentially administer an HCV Homeownership Program.

AHA will continue to look for opportunities to work with developers to provide new and quality affordable housing within the community.

B.3 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 any potential implementation of the RAD program

Progress Statement:

AHA instituted the new NSPIRE inspection protocol for Public Housing (LRPH) and continued to complete in-house inspections to ensure that living conditions were adequate. AHA took several units off-line to provide for more extensive repairs to be completed and to ensure quality housing for our residents.

AHA also continued to complete HQS inspections on the HCV Program to ensure housing quality. In addition, management employees in HCV completed Quality Control (QC) inspections to ensure HQS compliance.

AHA will continue to look for ways to improve the quality of assisted housing.

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 continued to complete work-orders for residents and continued to complete capital projects to ensure quality living conditions. Examples of some projects were:

- Roof replacements
- Major siding replacement project

AHA will continue to look for ways to improve the living environment for our low-income families.

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

B.3 Progress Statement:

FSS and ROSS programs continued to work with families on our HCV and LRPH programs to address financial self-sufficiency. AHA increased its FSS program participant slots to 105.

FSS completed a detailed, four-week course designed to train families on the home-buying process.

As a part of our mission, we will continue to look for ways and opportunities to assist families in becoming financially self-sufficient.

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

Progress Statement:

AHA continues to work with community partners to provide affordable housing programs that house foster youth that age out of foster-care, house disabled families, house homeless veterans, house victims of domestic violence and others to prevent homelessness in the communities in which we serve.

As stated in AHA Administrative Plan & ACOP, AHA continues to follow all regulations surrounding Equal Opportunity & Affirmatively Furthering Fair Housing.

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Abilene Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women (VAWA) and Reauthorization Act of 2013, to assist victims of domestic violence, dating violence, sexual assault, or stalking.

The PHA goal to provide an improved living environment is being met by its effort to implement measures to assist victims of domestic violence, dating violence, sexual assault, or stalking, in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households, the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.

Among these are, 2-1-1 Texas A Call for Help services, The Noah Project, and the local Police Department. 2-1-1 Texas A Call for Help services provides information on shelters, where to obtain monetary support, clothing and food. The Noah Project is a homeless shelter for victims of abuse, this organization also has an in-house legal team to assist victims in obtaining a restraining order through the courts. The local Police Department cooperates by taking reports of abuse and providing the victims with such reports as needed as proof of abuse. The Regional Victim Crisis Center assist victims and survivors of sexual assault and other violence.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, sexual assault or stalking;
- Provide flyers regarding the Violence Against Women Act and supportive information.
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, sexual assault or staking (whether actual or imminent threat) who are assisted by PHA;
- Provide referral information to victims and encourage them to seek assistance from the supportive agencies and the local police department.
- Ensure the physical safety of victims of domestic violence, dating violence, sexual assault or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault or stalking, affecting families or individuals assisted by PHA.
- Established domestic violence preference for SV.

The Housing Authority provided notification as required after the Act was established. Notification is provided at each eligibility briefing, annual re-examination, accompanied with letters for persons who are denied assistance (when a person is admitted) and when a tenant is notified of eviction or termination of housing benefits. Furthermore, notice is provided together with the HUD 5382 form. Notification of this program is also provided during landlord meetings. It is also provided on the PHA website and is on display in the PHA office.

The Housing Authority developed procedures for the staff to assist the victims. All staff have been trained on these procedures and specifically on the confidentiality provisions addressed in VAWA.

Finally, the Housing Authority is permitting the transfer of a family who is a victim of domestic violence provided the family can provide documentation of the abuse. Transfers are permitted from units, sites, and/or port to another area.

C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
	 Substantial Deviation Any change to the Mission Statement; 50% deletion from or addition to the goals and objectives as a whole; and 50% or more decrease in the quantifiable measurement of any individual goal or objective.
	Significant Amendment/Modification
	Additions of non-emergency* work items over \$25,000 (items not included in the latest approved Capital Fund Annual Statement or 5-Year Action Plan); or any changes in excess of \$25,000 in use of replacement reserve;
	 Any proposed change in policy or operation being submitted to HUD that requires a separate notification to residents, such as changes in the HOPE VI, Public Housing Conversion, Demolition/Disposition, Designated Housing, Homeownership, Capital Fund Financing, development, mixed financing, RAD, or any other conversion activities; and That is consistent with the applicable Consolidated Plan.
	An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.
	This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statues.
	Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.
C.2	Resident Advisory Board (RAB Comments.
	(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?
	$egin{array}{c} Y & N \\ igotimes & \Box \end{array}$
	(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. (See attachment tx327a01)

C.3	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.
C.4	Required Submission of HUD FO Review
	(a) Did the public challenge any elements of the Plan?
	Y N
	(b) If yes, include Challenged Elements. <i>N/A</i>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)
	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.
	Fair Housing Goal: The Abilene Housing Authority outlines its strategies and actions to achieve fair housing goals in Chapter 2 of its Administrative Plan

Attachment: tx327a02 Abilene Housing Authority Resident Advisory Board Consultation Process and Comments – FYB 2025

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board

2. Resident Advisory Board Selection

Selection made from resident/participant response April 28, 2025

3. Meeting Organization

Hold Resident Advisory Board meeting May 5, 2025

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad April 18, 2025

Hold Public Hearing meeting June 4, 2025

5. Documentation of resident recommendations and PHA's response to recommendations

Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

April 28, 2025

To: Gene Reed, Chief Executive Officer
Abilene Housing Authority

From: Tanya Johnson, Resident Services Coordinator

SUBJECT: Recommendation for Resident Advisory Board (R.A.B)

Listed below are the names of resident at Public Housing who are interested in serving as the Public Housing Resident Advisory Board Members. These tenants are in good standing with housing; they have not had lease violations, get along with their fellow housing neighbors and are willing to volunteer to assist the Abilene Housing Authority Public Housing.

- 1. Lester Crenshaw 4397 Capitol #C (Earl Williams current member)
- 2. Kathleen Ritz 4397 Capitol #C (Earl Williams current member)
- 3. Kourtni Wilson 3001 North 6th St #305 (Riviera new member

Note: Notices were sent out to all residents for interest on being on the RAB.

Attempts were made to have representative from Brailsford and Deegan - no reply.

Tanya Johnson

Resident Services Coordinator Abilene Housing Authority 4398 N. 7th St.

Abilene, Texas 79603 Ph: (325)676-6032

Fax: (325)738-8091

Email: Tanya.Johnson@abileneha.org





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

April 28, 2025

To: Gene Reed, Chief Executive Officer

Abilene Housing Authority Board of Commissioners

From: Tanya Johnson, Resident Services Coordinator

SUBJECT: Recommendation for Resident Advisory Board (R.A.B)

Listed below are the names of resident at Public Housing who are interested in serving as the Public Housing Resident Advisory Board Members. These tenants are in good standing with housing; they have not had lease violations, get along with their fellow housing neighbors and are willing to volunteer to assist the Abilene Housing Authority Public Housing.

- 1. Lester Crenshaw 4397 Capitol #C (Earl Williams current member)
- 2. Kathleen Ritz 4397 Capitol #C (Earl Williams current member)
- 3. Kourtni Wilson 3001 North 6th St #305 (Riviera new member

Note: Notices were sent out to all residents for interest on being on the RAB.

Attempts were made to have representative from Brailsford and Deegan – no reply.

Tanya Johnson

Resident Services Coordinator Abilene Housing Authority 4398 N. 7th St. Abilene, Texas 79603

Ph: (325)676-6032

Fax: (325)738-8091

Email: Tanya.Johnson@abileneha.org





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032 Relay Services: 1-800-RelayTX

RAB MEETING MINUTES MAY 5, 2025

Attendees:

Kourtni Wilson – New RAB Member Absent: Lester Crenshaw Kathleen Ritz

Staff:

Tanya Johnson – Resident Services Coor. Meeting started: 6:00p.m.

Meeting was called to order by Tanya Johnson, Resident Services Coordinator. Tanya welcomed Ms. Wilson and thanked her for taking time out to attend meeting. Tanya gave a background as to What is R.A.B (Resident Advisory Board) and the purpose of the RAB is to adequately reflect and represent the residents assisted by the PHA and to be actively involved in the development of the PHA's plan. Tanya then explained that AHA is preparing for the 1 year and 5-year plan, stating that these plans determine what the housing authority will do in spending the funding that is received through HUD.

Tanya discussed budget of 2025 of \$650,428.00 for Capital Funds and the items currently being worked on for the annual plan are as follows:

- Upgrade kitchen cabinets and bathroom vanities
- Upgrade lighting to energy efficient LED
- Upgrade flooring
- Upgrade appliances

Tanya Johnson explained some of items as "standard list" of items for the 1 year and 5-year plan:

- Fencing Replacement
- Roofing repair/replacement
- Foundation repairs
- Fencing/replacement





• Energy efficient window replacement

Tanya went over the recommendations that came from the tenant meetings that were held on April 9th at Earl Williams for Williams and Brailsford residents, April 10th at Earl Williams for Williams and Brailsford residents, April 11th at Robert Deegan; and April 24th at Riviera. (Note: There were no resident attendees at the April 9th and April 10th scheduled meetings)

The tenant suggestions were as follows:

- Stove/Refrigerator upgrades
- Mini blinds provided for all rooms
- Ceiling fans in bedroom
- Upgrade sidewalks
- Security cameras and security lighting around the units and in parking areas
- Install Wooden fencing around sites
- Upgrade playground for Williams and Brailsford including adding ADA adaptive equipment and sidewalks for access and cover/canopy for sitting areas
- Re-pave parking lots along with new parking striping/assign parking spaces
- On-Line Rental Payment System
- Doorbells
- Upgrade/freshen Deegan gazebo

RAB member requested to add the following to the list:

- Security lights for the parking lots and backside of units
- Camera's around the units to deter thefts and vandalism
- Build Gazebos near the playground areas at all the multi-family sites of E. Williams, Riviera, and Brailsford sites.
- Security lights for the parking lots
- Family field trips

Ms. Wilson wanted to also thank housing staff for addressing the past issues with problem tenants, unauthorized persons on the property causing issues and kids bullying other kids. She stated that PHA staff heard the complaints and help Riviera residents feel safer by handling the issues/concerns.

RAB member Kourtni Wilson stated that the recommendations provided are good ideas and much needed.

Tanya thanked Ms. Wilson for their input and recommendations.

Meeting concluded at 6:50p.m.





THAT TIME AGAIN!!!!!!!! RESIDENT ADVISORY BOARD MEETING

RAB Members:

Lester Crenshaw-Current Member Kathleen Ritz-Current Member Kourtni Wilson - New Member

Monday, May 5, 2025 at 6:00 p.m. - E.W. Williams Community Ctr.

Please make every effort to attend the meeting to ensure you hear the information about the recommendations from the tenant meetings and Annual Plan for Housing. If you have questions please contact Tanya at 676-6032.

Phone: 325-676-6032

Fax: 325-738-8091

Relay Services: 711 OR 1-800-RelayTX

Website: ww.abileneha.org





RAB MEETING -ANNUAL/5 YEAR PLAN SIGN IN SHEET

DATE:May 5, 2025	Williams Vogel Deegan Riviera
Activity:RAB meeting for the Annual and 5 Year P	'lan 2025 to 2029
NAME	ADDRESS
1. Kourtni Wilson	3001 NOOH 6# #305
2.	
3.	
4.	
5.	
6.	
7. Tanya Johnson	LRPH- Staff
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	

Fax: 325-738-8091

Phone: 325-676-6032

Relay Services: 711 OR 1-800-RelayTX

Website: www.abileneha.org

Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

TENANT MEETING
April 24, 2025 – RIVIERA COMMUNITY CENTER
6:00 P.M.

Tenants

- 1. Jessica Johnson
- 2. Angelique Mujawimana
- 3. Johnathan Barrow
- 4. Kitumani Mamy
- 5. Princess Shabani
- 6. Paula Evans

7. Mahogany Davis

Staff: Tanya Johnson- Resident Services Coordinator.

Meeting started at 6:03 p.m. Meeting was called to order by Tanya Johnson, Resident Services Coordinator. Tanya welcomed and thanks tenants for taking time to attend the meeting. Tanya gave a background as to AHA is preparing for the next year 2025 plan and the 5-year plan and how these plans determine what AHA will do in spending the funding received from HUD. Tanya discussed the following:

- Housing Authorities were in somewhat of a limbo on the state of HUD and the housing authorities in regards to budgets.
 Explained that HUD informed Housing Authorities would continue to receive the same budget as 2024. This meant there were no increases or decreases.
- 2. INSPIRE-AHA Public Housing has fully implemented the INSPIRE Inspections regarding our public housing units. Maintenance staff are now focusing on Inside the units and repairs.
- 3. BUDGET AND UPCOMING PROJECTS UNDER CAPITOL FUND (\$650,428.00) each year from 2025 to 2029. Explained that Repairs, work and construction repair items are "line items" that are always in our budget such as concrete, plumbing, toilets, vanities and roof etc.
- 4. PROJECTS COMPLETED IN LAST YEAR
 - 1. Completed roof replacement for Earl Williams property
 - 2. Completed exterior painting, roof and siding replacement for Riviera
 - 3. Maintenance staff repainted parking lot lines for designation of visitor parking, handicapped parking and no parking for fire lanes
 - 4. Held the 1st Annual LRPH Honor Ceremony that recognized tenant achievements and successes



EQUAL HOUSING

5. ONGOING AND UPCOMING PROJECTS FOR CAPITAL FUNDS

- Continued renovations of units as they become vacant- upgrades with new flooring, light fixtures, vanities, cabinets, countertops and interior doors.
- Adding ceiling fans in bedrooms on make readies
- Roofs- Replacement and/or repairs due to hail/wind damage for Brailsford and Deegan
- Continue LRPH Honor Ceremony Banquet
- Remodel the Deegan Community Center Patio with Cover

6. RIVIERA TENANT RECOMMENDATIONS

- Exterior -Camera/Security Lights- request to have them working
- Need pest control contractor to not spot treat just living areas. Need to spray entire unit.
- Have presentations available at the Riviera Community Center- ie Home ownership, credit counseling etc.
- Would like to have the units renovated for those currently living in the units, in order to enjoy the remodels (rather than remodeled once they leave/move out)

Meeting ended at 6:40 p.m.



Tenant Meeting - Annual Plan SIGN IN SHEET Rive

DATE:	
NAME	SIGNATURE
Jessica Johnson 201	Yesseca Of
Musawimandangela Johnathan Barrow 401	2
Johnathan Barrow 401	
DAVIA IEVANS 405	
Kitumaini Mamy Lawadi 308	Kitumami Menny
Rynces Shabani 308	Malsani /
Mahogany Davis 412	NahrapyOci
om con a	70

Phone: 325-676-6032

Fax: 325-738-8091

Relay Services: 711 or 1-800-RelayTX

Website: www.abileneha.org



Address:

4398 N 7th Street Abilene, TX 79603

Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

TENANT MEETING April 11, 2025 – DEEGAN COMMUNITY CENTER 1:30 P.M.

Tenants

- 1. Paz Mapoy
- 2. Maria Arredondo
- 3. Celestine Daugherty
- 4. Mel Popatco
- 5. Evelyn Ivey
- 6. Doris Karnley

- Cindy Hearn
- 8. Darrough Davis
- 9. Jovce McCune
- 10. Dixie Cassell
- 11. Johnny Peace
- 12. Dorothy Howard

Staff: Tanya Johnson- Resident Services Coordinator.

Debra Hart- Asst. Housing Manager

Veronica Berube- Housing Counselor

Debra Ramirez-ROSS Coordinator

Meeting started at 1:30 p.m. Meeting was called to order by Tanya Johnson, Resident Services Coordinator. Tanya welcomed and thanks tenants for taking time to attend the meeting. Tanya gave a background as to AHA is preparing for the next year 2025 plan and the 5-year plan and how these plans determine what AHA will do in spending the funding received from HUD. Tanya discussed the following:

- Housing Authorities were in somewhat of a limbo on the state of HUD and the housing authorities in regards to budgets.
 Explained that HUD informed Housing Authorities would continue to receive the same budget as 2024. This meant there were no increases or decreases.
- INSPIRE-AHA Public Housing has fully implemented the INSPIRE Inspections regarding our public housing units.
 Maintenance staff are now focusing on Inside the units and repairs.
- 3. BUDGET AND UPCOMING PROJECTS UNDER CAPITOL FUND (\$650,428.00) each year from 2025 to 2029. Explained that Repairs, work and construction repair items are "line items" that are always in our budget such as concrete, plumbing, toilets, vanities and roof etc.
- 4. PROJECTS COMPLETED IN LAST YEAR
 - 1. Completed roof replacement for Earl Williams property
 - 2. Completed exterior painting, roof and siding replacement for Riviera
 - 3. Maintenance staff repainted parking lot lines for designation of visitor parking, handicapped parking and no parking for fire lanes.
 - 4. Held the 1st Annual LRPH Honor Ceremony that recognized tenant achievements and successes





5. ONGOING AND UPCOMING PROJECTS FOR CAPITAL FUNDS

- Continued renovations of units as they become vacant- upgrades with new flooring, light fixtures, vanities, cabinets, countertops and interior doors.
- Adding ceiling fans in bedrooms on make readies
- Roofs- Replacement and/or repairs due to hail/wind damage for Brailsford and Deegan
- Continue LRPH Honor Ceremony Banquet
- Remodel the Deegan Community Center Patio with Cover

6. DEEGAN TENANT RECOMMENDATIONS

- Install Exterior -Security Lights- areas in back of the units are extremely dark
- Ceiling Fans in Bedrooms (Note: AHA is currently installing ceiling fans in the bedrooms of vacated units
- Need pest control contractor to not spot treat just living areas. Need to spray entire unit.
- Repair storm doors and weather stripping
- Install Speed bumps in the parking lot
- HUD Patrol needed start patrolling Deegan more and have Towing company to come out more. Beginning to have a lot of activity going on after visiting hours and unauthorized visitors
- Have maintenance staff do better weed eating and blowing off porches and walkways after mowing

Meeting ended at 2:47 p.m.



SIGN IN SHEET Easter Luncheun

DATE: April 11, 2025 Wil	lliams	Brailsford	Deegan	Rivie	ra
Activity/ Meeting: Luncheon	દં.	Tenant	Meeting	for	annual
NAME		DRESS			
1. Paz matog	a	12 to 8 -	16		
2. M Com Dundon do		A-4			
3. Colestine Churcherly	P	-28			
4. Mel Popatio	1.	23			
5. Enly Ivil	A	-18			
6. Dom's Kanley	P	12.			
7. Condy Hoan	4	13			
8. Wench Done's	f	pt A 7			
9. JOYCE MCCUNE	F	3			
10. Dixie Cassen	1	1-10			
11. Johnny Peace	4	21			
12. Doromy Howard	A	-21			
13.					
14.					
15. Steff					
16. Tanya Johnson					
17. Vennice Bende					
18. Detre a Her +				0 8 5-4	
19. Debbie Barrez					
20.					

Relay Services: 711 OR 1-800-RelayTX

Website: www.abileneha.org

Fax: 325-738-8091

Phone: 325-676-6032

Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

April 18, 2025



PUBLIC HOUSING WILL HAVE A TENANT MEETINGS TO DISCUSS THE 2024-2025 ANNUAL PLAN ON AND 5 YEAR PLAN:

2nd and Final Scheduled Meetings

6:00 p.m. April 24, 2025 - Riviera Community Center for Riviera tenants 6:00 p.m. April 29, 2025 – E.W Williams Community Center for Williams and Brailsford Tenants

Please try to attend these meetings to ensure you hear plans for future of housing and have a say in the Annual Plan for Housing. If you have questions contact Tanya at 676-6032. **Note: Attendance and participation in these meetings count as a community service activity





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032 Relay Services: 1-800-RelayTX

COMMUNITY CORNER MEETING AND 1-YEAR & 5-YEAR PLAN TENANT MEETING AGENDA

April 9, 2025- Earl Williams 10:00am and 2:00p.m. April 10, 2025 – Earl Williams 6:00p.m.

- ACOP –Admission and Continued Occupancy Policies -and upcoming HOTMA changes
 - 1. Change in rent calculation no detail as yet (get training)
 - 2. Over Income for 24 months, must move out
 - 3. Zero income families must re-examine households on a regular basis
- INSPIRE INSPECTIONS Inside focus
 - 1. Housekeeping -major importance
 - 2. Stay on top of repairs and submitting work orders
 - 3. Allow access to pest control to treat units
- BUDGET AND UPCOMING PROJECTS UNDER CAPITAL FUNDS
 - 1. Renovations of units as they become vacant- new flooring, light fixtures, cabinets and countertops
- Suggestions/Recommendations/ Question and Answers





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 20, 2025



PUBLIC HOUSING WILL HAVE A TENANT MEETINGS TO DISCUSS THE 2024-2025 ANNUAL PLAN ON AND 5 YEAR PLAN:

10:00 a.m. April 9, 2025 – E.W Williams Community Center
2:00 p.m. April 9, 2025 - Riviera Community Center
6:00 p.m. April 10, 2025 – E.W Williams Community Center
1:30 p.m. April 11, 2025- Deegan Residents "Only" after the luncheon

Please try to attend one of these meetings to ensure you hear plans for future of housing and have a say in the Annual Plan for Housing. If you have questions contact Tanya at 676-6032. **Note: Attendance and participation in these meetings count as a community service activity







COMMUNITY CORNER MEETING AND 1-YEAR & 5-YEAR PLAN TENANT MEETING AGENDA

April 9, 2025- Earl Williams 10:00am and 2:00p.m. April 10, 2025 - Earl Williams 6:00p.m.

- ACOP –Admission and Continued Occupancy Policies -and upcoming **HOTMA** changes
 - 1. Change in rent calculation no detail as yet (get training)
 - 2. Over Income for 24 months, must move out
 - 3. Zero income families must re-examine households on a regular basis
- INSPIRE INSPECTIONS Inside focus
 - 1. Housekeeping -major importance
 - 2. Stay on top of repairs and submitting work orders
 - 3. Allow access to pest control to treat units
- BUDGET AND UPCOMING PROJECTS UNDER CAPITAL FUNDS
 - 1. Renovations of units as they become vacant- new flooring, light fixtures, cabinets and countertops
- Suggestions/Recommendations/ Question and Answers

Phone: 325-676-6032

Fax: 325-738-8091

Relay Services: 711 OR 1-800-RelayTX

Website: ww.abileneha.org



Tanya Johnson

From:

Kirrielle Wilson < kirriellewilson@yahoo.com>

Sent:

Friday, March 21, 2025 12:14 PM

To:

Tanya Johnson

Subject:

Resident Advisory Board

I WOULD LOVEE TO BE APART OF THE BOARD!!! PLEASE !!!!! Sent from my iPhone

Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 19, 2025

Lester Crenshaw 4397 Capitol B Abilene, Texas 79603

Dear Lester Crenshaw,

The Abilene Housing Authority Low Rent Public Housing would like to take this time to thank you for being a valued member and serving on the Resident Advisory Board for the Fiscal Year 2024.

The Abilene Housing Authority is currently working on the Annual and 5 Year Plan for the FY 2025.

As one of the Abilene Housing Authority's Public Housing Advisory Board, I am extending the invitation of remaining on our RAB. I am extending this opportunity first to all the existing RAB members. We will then send out notices to all residents of housing seeking interest on being on the Resident Advisory Board. I would like to have more residents added to our current board in hopes of representing all of the four sites with a diverse group.

Please indicate on the bottom of this letter whether you would be interested in remaining on the Resident Advisory Board and helping your community in this fashion.

I would appreciate it if you would return your reply to me by April 4,2025. If you have any questions or concerns, please call me at 676-6359. Thank you for your time.

Sincerely,

Tanya Johnson

Tanya Johnson

Resident Service Coordinator

Yes, I would like to continue being on the Resident Advisory Board.

No, I would not be interested in continuing to serve on the Resident Advisory Board at this time.

Lester Crenshaw

Signature



Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 19, 2025

Lester Crenshaw 4397 Capitol B Abilene, Texas 79603

Dear Lester Crenshaw,

The Abilene Housing Authority Low Rent Public Housing would like to take this time to thank you for being a valued member and serving on the Resident Advisory Board for the Fiscal Year 2024.

The Abilene Housing Authority is currently working on the Annual and 5 Year Plan for the FY 2025.

As one of the Abilene Housing Authority's Public Housing Advisory Board, I am extending the invitation of remaining on our RAB. I am extending this opportunity first to all the existing RAB members. We will then send out notices to all residents of housing seeking interest on being on the Resident Advisory Board. I would like to have more residents added to our current board in hopes of representing all of the four sites with a diverse group.

Please indicate on the bottom of this letter whether you would be interested in remaining on the Resident Advisory Board and helping your community in this fashion.

I would appreciate it if you would return your reply to me by April 4,2025. If you have any questions or concerns, please call me at 676-6359. Thank you for your time.

Sincerely,

Tanya Johnson	
Resident Service Coordinator	
Yes, I would like to continue being on the	ne Resident Advisory Board.
No, I would not be interested in continu	uing to serve on the Resident Advisory Board at this time.
19	
Signature	Date





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 19, 2025

Kathleen Ritz 4397 Capitol #C Abilene, Texas 79603

Dear Kathleen Ritz,

The Abilene Housing Authority Low Rent Public Housing would like to take this time to thank you for being a valued member and serving on the Resident Advisory Board for the Fiscal Year 2024.

The Abilene Housing Authority is currently working on the Annual and 5 Year Plan for the FY 2025.

As one of the Abilene Housing Authority's Public Housing Advisory Board, I am extending the invitation of remaining on our RAB. I am extending this opportunity first to all the existing RAB members. We will then send out notices to all residents of housing seeking interest on being on the Resident Advisory Board. I would like to have more residents added to our current board in hopes of representing all of the four sites with a diverse group.

Please indicate on the bottom of this letter whether you would be interested in remaining on the Resident Advisory Board and helping your community in this fashion.

I would appreciate it if you would return your reply to me by April 4,2025. If you have any questions or concerns, please call me at 676-6359. Thank you for your time.

Sincerely,

Tanya Johnson	
Resident Service Coordinator	
Yes, I would like to continue being on the	e Resident Advisory Board.
No, I would not be interested in continui	ng to serve on the Resident Advisory Board at this time.
Signature	Date





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 19, 2025

Kathleen Ritz 4397 Capitol #C Abilene, Texas 79603

Dear Kathleen Ritz,

The Abilene Housing Authority Low Rent Public Housing would like to take this time to thank you for being a valued member and serving on the Resident Advisory Board for the Fiscal Year 2024.

The Abilene Housing Authority is currently working on the Annual and 5 Year Plan for the FY 2025.

As one of the Abilene Housing Authority's Public Housing Advisory Board, I am extending the invitation of remaining on our RAB. I am extending this opportunity first to all the existing RAB members. We will then send out notices to all residents of housing seeking interest on being on the Resident Advisory Board. I would like to have more residents added to our current board in hopes of representing all of the four sites with a diverse group.

Please indicate on the bottom of this letter whether you would be interested in remaining on the Resident Advisory Board and helping your community in this fashion.

I would appreciate it if you would return your reply to me by April 4,2025. If you have any questions or concerns, please call me at 676-6359. Thank you for your time.

Sincerely,

Tanya Johnson

Tanya Johnson

Resident Service Coordinator

Yes, I would like to continue being on the Resident Advisory Board.

No, would not be interested in continuing to serve on the Resident Advisory Board at this time.

Signature

Date





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 20, 2025



PUBLIC HOUSING WILL HAVE A TENANT MEETINGS TO DISCUSS THE 2024-2025 ANNUAL PLAN ON AND 5 YEAR PLAN:

10:00 a.m. April 9, 2025 - E.W Williams Community Center

2:00 p.m. April 9, 2025 - Riviera Community Center

6:00 p.m. April 10, 2025 - E.W Williams Community Center

1:30 p.m. April 11, 2025- Deegan Residents "Only" after the luncheon

Please try to attend one of these meetings to ensure you hear plans for future of housing and have a say in the Annual Plan for Housing. If you have questions contact Tanya at 676-6032. **Note: Attendance and participation in these meetings count as a community service activity





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 19, 2025

Dear Resident

The Abilene Housing Authority is currently looking for new members for the Resident Advisory Board. The role of this Board is to:

- 1. Review the Public Housing Authority's policies and recommendations regarding those policies.
- 2. Assist and make recommendations regarding the development of the Public Housing Authority's plan and any significant amendments or modifications to the plan.
- 3. Work with the Public Housing Authority management in making the development a safe and positive place to live.

The Resident Advisory Board will be made up of individuals who adequately reflect and represent the residents assisted by Public Housing. As well as be in good standing (regarding timely rent payments and no lease violations) with the Abilene Housing Authority Public Housing.

If you are interested in being considered as a board member, please contact me at 676-6032 or email me at Tanya. Johnson@abileneha.org by April 2, 2025. Note: For those tenants who are currently on the Resident Advisory Board, please disregard this notice as a separate notice was sent to you.

Thank you,

Tanya Johnson

Resident Services Coordinator Abilene Housing Authority 4398 N. 7th St. Abilene, Texas 79603

Ph: (325)676-6032 Fax: (325)738-8091

Email: Tanya.Johnson@abileneha.org





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 19, 2025

Auriana Gardner 2250 Vogel D-3 Abilene, Texas 79605

Dear Auriana Gardner,

The Abilene Housing Authority Low Rent Public Housing would like to take this time to thank you for being a valued member and serving on the Resident Advisory Board for the Fiscal Year 2024.

The Abilene Housing Authority is currently working on the Annual and 5 Year Plan for the FY 2025.

As one of the Abilene Housing Authority's Public Housing Advisory Board, I am extending the invitation of remaining on our RAB. I am extending this opportunity first to all the existing RAB members. We will then send out notices to all residents of housing seeking interest on being on the Resident Advisory Board. I would like to have more residents added to our current board in hopes of representing all of the four sites with a diverse group.

Please indicate on the bottom of this letter whether you would be interested in remaining on the Resident Advisory Board and helping your community in this fashion.

I would appreciate it if you would return your reply to me by April 4,2025. If you have any questions or concerns, please call me at 676-6359. Thank you for your time.

Sincerely,

Tanya Johnson			
Resident Service Coordinator			
Yes, I would like to continue being on the	Resident Advisory Boar	ard.	
No, I would not be interested in continuing	ng to serve on the Resid	dent Advisory Board at this time.	
Signature	Date		





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 19, 2025

Prince Kollie 2100 Vogel #B-15 Abilene, Texas 79603

Dear Prince Kollie,

The Abilene Housing Authority Low Rent Public Housing would like to take this time to thank you for being a valued member and serving on the Resident Advisory Board for the Fiscal Year 2024.

The Abilene Housing Authority is currently working on the Annual and 5 Year Plan for the FY 2025.

As one of the Abilene Housing Authority's Public Housing Advisory Board, I am extending the invitation of remaining on our RAB. I am extending this opportunity first to all the existing RAB members. We will then send out notices to all residents of housing seeking interest on being on the Resident Advisory Board. I would like to have more residents added to our current board in hopes of representing all of the four sites with a diverse group.

Please indicate on the bottom of this letter whether you would be interested in remaining on the Resident Advisory Board and helping your community in this fashion.

I would appreciate it if you would return your reply to me by April 4,2025. If you have any questions or concerns, please call me at 676-6359. Thank you for your time.

Sincerely,

Tanya Johnson	
Resident Service Coordinator	
Yes, I would like to continue being on the	e Resident Advisory Board.
No, I would not be interested in continui	ing to serve on the Resident Advisory Board at this time.
Signature	Date





Address:

4398 N 7th Street Abilene, TX 79603 Phone #: (325) 676-6032

Relay Services: 1-800-RelayTX

March 19, 2025

Samantha McGarity 4374 North 7th #B Abilene, Texas 79603

Dear Samantha McGarity,

The Abilene Housing Authority Low Rent Public Housing would like to take this time to thank you for being a valued member and serving on the Resident Advisory Board for the Fiscal Year 2024.

The Abilene Housing Authority is currently working on the Annual and 5 Year Plan for the FY 2025.

As one of the Abilene Housing Authority's Public Housing Advisory Board, I am extending the invitation of remaining on our RAB. I am extending this opportunity first to all the existing RAB members. We will then send out notices to all residents of housing seeking interest on being on the Resident Advisory Board. I would like to have more residents added to our current board in hopes of representing all of the four sites with a diverse group.

Please indicate on the bottom of this letter whether you would be interested in remaining on the Resident Advisory Board and helping your community in this fashion.

I would appreciate it if you would return your reply to me by April 4,2025. If you have any questions or concerns, please call me at 676-6359. Thank you for your time.

Sincerely,

Tanya Johnson	
Resident Servi	ce Coordinator
***************************************	Yes, I would like to continue being on the Resident Advisory Board.
	No, I would not be interested in continuing to serve on the Resident Advisory Board at this time.
Signature	Date



