

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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 Information.														
A.1	<p>PHA Name: Houston Housing Authority PHA Code: TX005</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2020</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 3,325 Number of Housing Choice Vouchers (HCVs) 18,391 Total Combined 21,532</p> <p>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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1186 1463 1377"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.														
B.1	<p>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.</p> <p><i>See Attachment B.1</i></p>														
B.2	<p>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.</p> <p><i>See Attachment B.2</i></p>														

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><i>See Attachment B.3</i></p>
<p>B.4</p>	<p>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.</p> <p><i>See Attachment B.4</i></p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><i>See Attachment B.5</i></p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p><i>See Attachment B.6</i></p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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> <p><i>See Attachment B.7</i></p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 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. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 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. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

Attachment B.1 - Mission

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.

HHA's mission is to improve lives by providing quality, affordable housing options and promoting education and economic self-sufficiency.

The HHA provides affordable homes and services to low-income households through a range of Voucher programs made up of over 18,200 vouchers, 3,250 public housing units, 2,541 tax credit units, 300 Section 8 Project-Based Rental Assistance units and 110 market rate units at our 30 developments around the city.

From 2015 to 2019, HHA increased the number of affordable housing units in the City of Houston by 2,713, through development and acquisition of 1,404 affordable units which has leveraged \$X, and through the award of 1,309 additional vouchers with annual budget authority of \$9.5 million.

Attachment B.2 – Goals and Objectives

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.

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

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

Strategy: Ensuring compliance with ADA requirements when constructing new and renovating existing units.

Strategy: Increase housing choice and mobility.

Strategy: Continue education of Fair Housing Laws.

HHA Goal: Increase the quantity and quality of housing.

Strategy: HHA will apply for additional rental vouchers.

Strategy: Acquisition and new development of affordable housing.

Strategy: Seek land in high opportunity areas.

Strategy: Pursue recapitalization with tax credits.

Strategy: Utilize Capital Fund and other resources to rehab. and improve properties’ condition.

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

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

Strategy: As funding continues to be worn thin from HUD, Housing Authorities become more and more constrained. HHA will seek partners who can access capital or subsidies that are unavailable to the HHA in order to maximize public and private funds and leverage partnerships to grow and diversify financial resources. Pursue other grants and equity opportunities like Rapid Rehousing (RRH), Choice Neighborhoods Initiative (CNI), CDBG-Disaster Recovery, Opportunity Zones, etc. HHA will apply for other similar grants as they become available. Pursue grants and other funding opportunities that increase additional funding for the agency.

Strategy: Seeking additional vouchers through the Housing Choice Voucher Program and other special programs that may be available.

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

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

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

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

Strategy: Providing Family Self-Sufficiency Programs for eligible Section 8 Housing Choice Voucher Program and Public Housing participants pursuant to applicable regulations and available funding.

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

Strategy: Pursue systems alignment between housing and health care.

HHHA Goal: **Improve relationships with clients and external stakeholders.**

Strategy: Increase our client agency relationships.

Strategy: Promote partnerships with other housing authorities.

Strategy: Develop public relations (PR) strategy for positive publicity and perceptions.

HHHA Goal: **Improve agency performance.**

Strategy: Seek other funding streams.

Strategy: Improve the physical work environment.

Strategy: Invest in human capital.

Strategy: Increase interdepartmental collaboration and communication Strategy: Seek new innovations

Attachment B.3 – Progress Report

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

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

Strategy: Reducing language barriers that may hinder access to programs it administers.

Progress: HHA has existing staff that have the ability to speak, read, and translate in various languages. This action item focuses on using existing staff resources to translate and add additional information for families. In the long term, this action item includes the implementation of a website translator or alternate Spanish version of the website to ensure access to the non-English speaking population.

We currently have one Spanish speaking CSR. We continue to utilize existing staff to assist with Spanish and Asian language calls. We have also used Masterword for on demand translation. Increasing Spanish presence on the website will be an ongoing process. A new website will have to be created. Spanish, Vietnamese and Mandarin translations were produced for the HHA website for our September 2016 wait list opening. We advertised in those languages as well. We also received media coverage in multiple languages.

Strategy: Ensuring compliance with ADA requirements when constructing new and renovating existing units.

Progress: Independence Heights was constructed during 2017-18 and included 9 units that were accessible to Mobility Impaired and 4 units for the hearing and visually impaired.

Legal Compliance Officer ("LCO") implemented additional protocols for communicating and monitoring approved RMs while pending completion post-approval.

Strategy: Increase housing choice and mobility.

Progress: Exception payment standards (EPS) for 51 zip codes at 120 percent of the 50th percentile of 2016 approved 4/18/16, effective 4/25/16. This is the latest iteration of a tiered PS system that has been in place since 2014. Currently, HHA's existing payment standards are set at 130%, 111%, 101% and 92%.

We are currently 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. NestQuest was created to promote voucher mobility that works with Housing Choice Voucher holders and local landlords to increase client access to areas with excellent schools. NestQuest finds homes zoned to excellent schools and works with owners to increase housing choice for Housing Choice Voucher clients. To join the program clients:

- **Must have an active Housing Choice Voucher**
- **Be eligible to move**
- **Have at least one school aged child in their household**

NestQuest Acquired partnerships with 15 management/realty companies with properties in High Opportunity neighborhoods across the metro area. HHA cooperates with NestQuest by making clients aware of this unique service that they may be eligible for. To date, HHA has been able to provide HAP assistance for 38 low-income households who chose to move to dwelling units where

their children could attend and benefit from high-quality schools and further our deconcentration of poverty efforts. 22 HHA families occupied units with access to schools ranking from B to A+.

HHA will apply to and participate in HUD's pending Housing Mobility Demonstration Program NOFA.

Strategy: Continue education of Fair Housing Laws.

Progress: HHAs compliance office speaks on Section 504 issues in the new hire orientations (approx. 30 minutes in each orientation). Additionally, she has provided training sessions at HCV all staff meetings. HHA staff have participated in and/or are scheduled to participate in Fair Housing trainings conducted by HUD.

Management staff has also attended seminars in Houston and Washington DC focusing on Fair Housing issues and current events.

LCO, via Power Point, trained new hires on Fair Housing, Reasonable Accommodations, VAWA Requests, and LEP individuals for 30 mins. We adding an additional 15 minutes to ensure staff had a clear understanding of the material and HHA's current Policies and Practices involving the aforementioned. Additionally, in-house attorneys met quarterly with housing staff in the housing choice voucher program to present on legal topics and best practices.

HHA's website provides a link to socialserve.com for a listing of properties to include identification of accessible units, distance to public transportation, shopping, hospitals and more.

HHA and the City of Houston are collaborating around the 5-Year Consolidated Plan.

HHA Goal: Increase the quantity and quality of housing

HHA will apply for additional rental vouchers.

As of July 31, 2019, HHA's public housing occupancy rate is 94.9%.

As of July 2019, HHA's year-to-date voucher lease-up rate is 99.5% and the HAP budget utilization rate is 103.1%.

Continue to assess opportunities for acquisition of property to provide more affordable housing; and continue to assess opportunities to construct more affordable housing on land acquired by or already owned by HHA.

HHA conducts the majority of its monthly Board of Commissioners public meetings at our various developments to give residents and Resident Councils opportunities to raise issues with our Board and HHA leadership.

Demonstrated quality, safe and decent affordable housing with 13 of 13 sites receiving passing scores from HUD's REAC Center.

Strategy: Acquisition and new development of affordable housing.

Progress: Sweetwater Complete; Mansions in progress; and Winkler Complete.

Strategy: Seek land in high opportunity areas.

As funding becomes available to acquire sites for development in high opportunity areas. HHA will pursue investment in acquisition of land that could be utilized for Low Income Housing Tax Credit Developments that would be constructed in areas that would deconcentrate poverty and provide excellent educational and employment opportunities to residents.

Strategy: Pursue recapitalization with tax credits.

Progress: HHA was awarded over \$19 Million in 9% tax credits for rehabilitation of 6000 Telephone Road.

Strategy: Utilize Capital Fund and other resources to rehab. and improve properties' condition.

Progress: Completed \$1.5 Million in capital improvements on HHA properties.

Completed the Hurricane Harvey repairs at Mansions at Turkey Creek, Uvalde Ranch, Peninsula Park, Lincoln Park, Historical Allen Parkway Village, and Winkler.

RFP 16-01 published 1/21/16, with proposals accepted for project-based vouchers on a monthly basis thru December.

Independence Heights closed March 5, 2017 & Fifth Ward is in the process of closing. Acres Homes on hold.

All excess land but Robin St has been disposed of. Decision needs to be made regarding Acres Homes, 2500 Hillcroft and West side of Main and Crosstimbers.

Continuing to look for potential sites in High Opportunity areas.

RFP for potential Project Based Voucher opportunities.

RFP for partners to acquire, rehab or newly construct housing developments. HHA has selected multiple developers to partner with to produce affordable housing. Plans to finalize MOU's and put financing in place are underway.

HHA's two-year savings from its Energy Services Contract (ESCO) for its public housing properties for 2017 and 2018 was approximately \$2.563 million.

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

Progress: HHA has almost completed our Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) straight conversion for HRI/Victory Place. HHA is also going through the RAD-PBV conversion process with HUD for our APV/HOAPV developments, which will include an application for 4% tax credits in January 2020 and possibly state historic tax credits as well. HHA used the feasibility analysis for our consideration to convert its entire portfolio through RAD.

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

Progress: Planning is in progress for future modernization which will be evaluated more closely after the completion of HHA's current new construction activities. HHA has submitted demolition applications for storm damaged units at Irvinton, Clayton Homes and Kelly Village which will be taken by TXDOT for expansion of Interstate 45, under its eminent domain authority. Deliberations with FEMA regarding Forest Green, Clayton, and Irvinton's recovery

from Hurricane Harvey continues under its Public Assistance program and hazard mitigation program.

Strategy: As funding continues to be worn thin from HUD, Housing Authorities become more and more constrained. HHA will seek partners who can access capital or subsidies that are unavailable to the HHA in order to maximize public and private funds and leverage partnerships to grow and diversify financial resources. Pursue other grants and equity opportunities like Rapid Rehousing (RRH), Choice Neighborhoods Initiative (CNI), CDBG-Disaster Recovery, Opportunity Zones, etc. HHA will apply for other similar grants as they become available. Pursue grants and other funding opportunities that increase additional funding for the agency.

Progress: HHA submitted grant application for the Choice Neighborhoods on June 10, 2019. Multiple HHA staff have attended various sessions regarding Opportunity Zones, in preparation for HUD's pending final rule.

Strategy: Seeking additional vouchers through the Housing Choice Voucher Program and other special programs that may be available.

Progress: Received Renewal for Year 2 RRH in the amount of:

- CoC RRH1 FY2015 6.1.16-5.30.17 TX0366L6E001502 \$1,347,330
- CoC RRH2 FY2015 6.1.16-5.30.17 TX0368L6E001502 \$1,189,874
- CoC RRH1 FY2016 6.1.17-5.30.18 TX0366L6E001503 \$1,347,330
- CoC RRH2 FY2016 6.1.17-5.30.18 TX0368L6E001503 \$1,189,874
- CoC TAY RRH FY2015 12.1.16-11.30.17
- TX0428L6E001500 \$1,270,076
- SA/HCCSD ESG 10.1.16-2.28.17 NA \$86,000
- HCCSD HOME 10.1.16-9.30.17 NA \$126,000
- COH HHSP 1.1.17-9.30.17 NA \$227,530

72 additional VASH vouchers were awarded. MFP preference expanded to 100 vouchers plus 20 each year. HHA applied for and received 99 new mainstream and 85 FUP vouchers made available in FY 2018 and FY 2019.

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

Progress: HHA partnered with Centerpoint Energy and received grant funds to replace 500 old HVAC units with highly efficient units.

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

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

Progress: The Grade Level Reading (GLR) Campaign has been a solid initiative that HHA has been participating in. HHA again received over 20,000 books to be distributed throughout our properties and to our HCV clients. The distribution of these books has been integrated into our ongoing processes.

Partnered with HHA's Section 8 & the Houston's Public Library to host "Book Rich Environment" celebrations, at Oxford & Cuney.

Partnered with the City of Houston's Department of Parks & Recreation and the Resident Councils to host Summer Lunch Programs, at 6 sites.

Partnered with the Children's Museum to host a Parenting Program at Oxford.

Currently in the process of working with various non-profits on potential opportunities to utilize space in HHA developments. JobsPlus program has 354 residents enrolled. Managed a federally-funded workforce development grant called Jobs Plus to engage 505 public housing residents at Cuney Homes in workforce development opportunities. A total of 292 residents increased their earned income along with providing rent incentives valued at \$1,038,693 to 177 households.

Active senior programs are hosted at Bellerive and Telephone Road.

HHA hosted our first ever Youth Summit at Texas Southern University. The goal was to expose our youth residents to college. HHA youth engaged mentors on opportunities for college, took campus tours, and make plans to form agency-wide youth council.

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

Progress: Three sites received Blue Star Certifications from Houston Police Department indicating the achievement of standards to improve safety.

HHA is in the process of putting together a proposal for upgrading the camera security systems at all of its sites which could be monitored centrally instead of at each site individually.

HHA aggressively pursues lease compliance and enforcement through for-cause evictions and nonpayment. Cases that resulted in the tenant ultimately vacated: 104; Cases where HHA withdrew or settled: 18; Cases overturned at grievance hearings or by court: 7.

HHA's Legal Department continues to work closely with property management and outside counsel to pursue evictions for substantive and/or repetitive lease violations; this includes thorough reviews and investigation into potential cases, active monitoring of/engagement in active cases, representation of HHA at formal grievance hearings, and appearance in court as needed. During the course of our work, we actively watch for and address any problems or concerns regarding property management practices and procedures, with particular focus on issues that may affect successful lease enforcement. We are available to property management on a daily basis to answer questions or provide assistance as needed regarding lease enforcement. In addition, outside counsel and Legal held two training meetings in 2016 with property managers, assistant managers, and regional supervisors to review for-cause eviction procedures, important practices, areas of concern, and to answer questions.

HHA applied for HUD's Emergency Safety and Security Grant in FY 2020.

The HHA has updated policies and procedures to ensure compliance with the Violence Against Women Reauthorization Act of 2013 (Pub. L. 113-4, 127 Stat. 54) (VAWA 2013), per HUD's Final Rule issued on November 16, 2016.

Continued collaboration between law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of domestic violence, dating violence, sexual assault and stalking for individuals that receive assistance from HHA.

Created and implemented an Emergency Transfer Plan.

Strategy: Providing Family Self-Sufficiency Programs for eligible Section 8 Housing Choice Voucher Program and Public Housing participants pursuant to applicable regulations and available funding.

Progress MyGoals is a coaching demonstration that provides employment coaching and financial support to unemployed adults. The program's objective is to help participants improve their overall economic security and decrease their reliance on public assistance in the long term. MyGoals uses a highly structured and nondirective coaching process to assist clients in four main domains: (1) employment and career management; (2) education and training; (3) financial management; and (4) personal and family well-being.

The MyGoals for Employment Success program is currently operating in two Cohorts servicing a total of five hundred and thirty Housing Choice Voucher recipients, 249 from Cohort 1 (completed recruitment January 2018) and 281 from Cohort 2 (completed recruitment July 2019). MyGoals is maintaining high contact from participants with a monthly average of sixty percent engagement. Outside of the MyGoals general coaching we plan to partner with Family Self Sufficiency and outside local agencies to help participants improve credit and learn information on Home Buying. MyGoals will also work with the Family Self Sufficiency program to help our clients who will be ending the MyGoals program from Cohort 1 transition into FSS. Within the MyGoals program there are currently 321 participants working, 130 working part time and 192 working full time. Within the MyGoals program participants are eligible to receive financial incentives for working. As of third quarter 2019 MyGoals has processed more than \$135,000 worth of incentives. MyGoals for Employment Success received a Merit Award from the National Association of Housing and Redevelopment Officials (NAHRO) for the work of the program. MyGoals Cohort 1 will come to an end in 2020, at the end of each quarter MyGoals will lose a Cohort 1 Career Coach and will be at a complete close by January 2021. MyGoals will continue through Cohort 2, working with participants to help improve their overall economic status.

Currently we are hosting an AmeriCorps Member Volunteer daily in the OC. Service's offered by AmeriCorps Member Volunteer is an adult literacy program targeted to individuals that need help completed and understanding HHA documentation. The customer service department continues to host Book's and Blankets in our Opportunity Center and now is offering free eBook accounts through the downloadable application Open eBooks. With an Open eBook account youth and adults have unlimited access to free books. Pursuing the partnership with Houston Arts alliance to bring free grant writing workshops in the OC.

Progress: Current staffing in both call center and lobby includes staff fluent in Spanish and Vietnamese in addition to English. Goal is to maintain a level that allows for resolution within customer service operations without asking for assistance from other areas.

Continue to partner with Nestquest to increase leasing opportunities for families in opportunity neighborhoods.

4th Payment Standard implemented in 2018. HHA will gather and analyze data on effectiveness.

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

Progress: Collaborated with two (2) employers to initiate an apprenticeship program called

“Pathways to Success” with 19 participants (Section 3). Adult participants served as paid Apprentices, in entry-level jobs, with 8 hired in permanent full-time positions. The impact of the program resulted in low-income adults increasing their earned income by \$185,000 provided by Orion Real Estate Services and Employment Training Centers.

Development of ongoing communications between the Legal/Procurement Department and Client Services to ensure the effectiveness of their Programs, involving Client Services into communication processes with potential vendors, and including Client Services in marketing efforts. The Legal Dept. also facilitated a meeting with all executives and directors in the summer of 2016, utilizing Spurgeon Robinson of Mpack Strategic Consultants to discuss improvements the Section 3 Program.

The Procurement Dept. has attended outreach events to encourage HUB's, and Section 3 business to do business with HHA.

The Procurement Dept. has increased its usage of the Forward Times (a minority newspaper), when it becomes necessary to post legal notice for solicitations.

The Procurement Dept. can access, and utilizes the City of Houston's, and the State of Texas Databases, to ensure outreach is made to M/WBE's and Section 3 businesses.

The Procurement Dept. currently tracks the utilization of M/WBE's, and is currently seeking the best way to track the utilization of Section 3 businesses.

Strategy: Pursue systems alignment between housing and health care. Pursue and implement second phase of “Improving Health by Aligning Housing and Health Systems” demonstration, which is a collaboration between United Health Care, CSH & The Robert Wood Foundation. The purpose of this partnership is to identify service overlaps between residents in federally subsidized housing programs and United Health Plan members; and to develop shared baseline understanding on the health conditions and service utilization patterns of matched resident/member populations; in order to identify opportunities to improve health outcomes of this population. The project lays groundwork for longer-term data and program collaborations between UHC and the HHA, while also adding to the broader evidence base on housing and health overlap and cross-sector intervention strategies.

Progress: After extensive review and discussions with UHC,CSH and CLPHA around the Health and Housing pilot grant through RWJF, HHA has tentatively selected diabetes (both adult and childhood diabetes) as well as a behavioral health component among children as the health conditions for its pilot. HHA, UHC,CSH and CLPHA had a meeting at HHA on June 3, 2019 to commence the bridge between the planning and implementation phases of the pilot.

Simply stated, HHA, UHC and CSH’s organizational priorities for the AHH pilot is to improve the lives of the people we serve. It is our hope and belief that we can better align our respective systems, program and service delivery, and ultimately improving life outcomes through the facilitation of resources, technical expertise and strategic identification of our clients’ medical and housing needs. In other words, we believe that “the whole is greater than the sum of its parts.”

Addressing the social determinants of health impacts people’s risk factors as well as the extent to which they become a chronic disease such as Type 2 diabetes. Housing is a significant social determinant of health. By providing low-income households with housing that is decent, safe,

sanitary, in good repair and affordable, HHA can help them with the stability or mobility that they need to improve their health. Through the AHH pilot we may be able to have a greater impact with the intervention and possibly help greater percentages of household members use their housing assistance for greater stability, self-sufficiency and others to live independently longer.

Staff from the three organizations discussed a housing pilot program at New Hope where there will be housing assistance provided for but just for 12-months. HHA and UHC discussed further examination of HHA's existing administrative plans to see if our current or future policy would allow them to remain eligible for a voucher or public housing unit at the end of the first 12-months, in the way that other temporary housing assistance programs work such as HOME-TBRA and the Family Unification Program (FUP). Additionally, residents having access to better healthcare does more than just providing better health. It may also lead to eviction prevention and lower turnover in HHA programs and greater housing stability. Although no resident is evicted for "health" reasons only, some evictions occur due to other issues such as mental health, relationship issues, non-payment of rent, that could be tied into overall "health."

By engaging with each other through this cross-sector pilot, we hope that in the aggregate all of our organizations may also be able to reduce programmatic and administrative costs. Over time, we hope to be able to better align health and housing organizations' practices for the betterment of the low-income households we serve.

HHA Goal: Improve relationships with clients and external stakeholders:

Strategy: Increase our client agency relationships

Progress: HCV is working with a consultant to draft client centered procedures.

For Clients, the FSS department has developed a Program Coordinating Committee (PCC) comprised of community partners and stack holder serving the needs of our clients.

Strategy: Promote partnerships with other housing authorities.

Progress: We have an MOU with Harris County and Galveston Housing Authority to provide third party inspections for them.

Have an MOU with Texas City Housing Authority to share and provide technical assistance.

Strategy: Develop public relations (PR) strategy for positive publicity and perceptions.

Hired PR firm Etched in late 2016. This has generated positive publicity. We are currently engaged in strategic planning with Etched for our 2020 efforts.

HHA Goal: Improve agency performance:

Strategy: Seek other funding streams

Progress: HHA executed our HUD CoC TAY RRH contract effective 12.1.16. HHA has fully contracted with three separate case management vendors. The sub recipient vendors are as follows:

the Salvation Army (awarded 1 case manager, 1 housing navigator), The Montrose Center (awarded 1 case manager) and to Covenant House of Texas (awarded 1 case manager). This program will serve transition age youth ages 18–24 who are literally homeless living on the streets or in an emergency shelter. The annual award for this program is: \$1,270,076.

Strategy: Improve the physical work environment

Progress: Construction has completed on 2640 (Formerly 2650) Upgraded of network equipment and phone system at remote sites are underway.

IT has migrated the old servers into virtual servers. IT has implemented a new software to monitor the network and all systems that are connected to it. IT has implemented a reporting program called MILO. Finance will be schedule to have training on this module.

Strategy: Invest in human capital.

HHA has implemented a management training program through the use of a third-party vendor to promote the skills of supervisory staff.

Strategy: Increase interdepartmental collaboration and communication Strategy: Seek new innovations.

Applied for the Moving to Work (MTW) Rent Reform Cohort 2. On June 12, 2019, HHA submitted a letter of interest to HUD for a new income-based rent reform slot in the Moving-to-Work demonstration. Specifically, by using reasonable income tiers in MTW Test Tiered Rents #4 and #1 along with regular triennial recertifications, households will have:

- **a lower percentage of their income towards rent and utilities below 30 percent of their monthly adjusted income before reaching the midpoint of each tier; and**
- **a grace period to increase their income and assets before these amounts are taxed / captured in the second half within the same income tier as well as in a higher income tier.**

As a result, both MTW Test Tiered Rents #1 and #4 would feature easy-to-understand incentives that are transparent to residents, PHA staff and other program stakeholders.

HHA's IT Department has been working consistently with HCV and the other departments to implement the ECM project. Working with the company ImageSoft the I.T. department has installed the OnBase software system and is looking to begin user testing of the system in November 2019. HCVP Special Programs should go online December 2019 or January 2020.

Attachment B.4 - Violence Against Women Act (VAWA) Goals

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 HHA has updated policies and procedures to ensure compliance with the Violence Against Women Reauthorization Act of 2013 (Pub. L. 113-4, 127 Stat. 54) (VAWA 2013), per HUD's Final Rule issued on November 16, 2016.

Continued collaboration between law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of domestic violence, dating violence, sexual assault and stalking for individuals that receive assistance from HHA.

Created and implemented an Emergency Transfer Plan.

Nonresident applicants (24 CFR § 982.353). If neither the household head nor spouse of an assisted family already had a "domicile" (legal residence) in the jurisdiction of the initial PHA – HHA - at the time when the family first submitted an application for participation in the voucher program to the initial PHA. Nonresident applicants at the time of application must lease within HHA's jurisdiction for 12 months before becoming eligible for portability. However, this does not apply when the family or a member of the family is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, as provided in 24 CFR part 5, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking), and the move is needed to protect the health or safety of the family or family member, or any family member who has been the victim of a sexual assault that occurred on the premises during the 90-calendar-day period preceding the family's request to move.

LCO, via Power Point, trained new hires on Fair Housing, Reasonable Accommodations, VAWA Requests, and LEP individuals for 30 mins. We adding an additional 15 minutes to ensure staff had a clear understanding of the material and HHA's current Policies and Practices involving the aforementioned. Additionally, in-house attorneys met quarterly with housing staff in the housing choice voucher program to present on legal topics and best practices.

Attachment B.5 - Significant Amendment or Modification

Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

Definition of Substantial Deviation and Significant Amendment or Modification

The Houston Housing Authority (HHA) considers any of the following to be a substantial deviation from the Agency's 5-year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, the HHA will submit a revised Plan(s) that satisfy all public process requirements. (Changes made to comply with new or revised HUD rules do not constitute significant deviation or modification from the Plans presently submitted. Revisions made to work items and activities contained in the Plan, to accommodate the loss of PFS subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present plans.

5-Year Plan

- Complete deletion of a stated overall goal.
- Addition of an overall goal.
- Revisions to the HHA mission statement that deviates from the present commitments.

Annual Plan

- Elective changes to rent, admissions, or tenant selection policies.
- Creation of new waiting lists, including site-based or sub-jurisdiction lists.
- Additions of non-emergency work items (items not included in current Capital Plan Annual Statement or 5-Year Action Plan).
- Changes in use of replacement reserve funds under the Capital Fund
- Any additions of activities or revisions to the demolition, disposition, designation, homeownership or conversions activities currently listed in the Plan.

Substantial Deviation

As part of the Rental Assistance Demonstration (RAD), HHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and

Changes to the financing structure for each approved RAD conversion.

Attachment B.6 - Resident Advisory Board (RAB) Comments

Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?

Y N

(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.

HHA published the Draft Annual Plan for public comment on August 19, 2019. The following documents were made available at HHA's central office, every public housing development, and on HHA's website (<http://www.housingforhouston.com/news/annual-pha-plan-public-notice.aspx>).

FY 2020 changes to each of HHA's documents (below) are represented in blue text. This enables the Department, stakeholders and the public to read and understand such changes in context of the applicable provisions and section. The documents are:

1. HHA Streamlined Annual PHA Plan FY 2020 (HUD-50075 HP);
2. HHA FY 2020 Admissions and Continued Occupancy (ACOP);
3. HHA FY2020 Housing Choice Voucher Program Administrative Plan;
4. HHA FY 2020 Reasonable Accommodation Policy;
5. HHA FY 2020 Limited English Proficiency Policy; and
6. FY 2018 - FY 2022 Capital Fund Program 5-Year Action Plan - HUD Approved.

The Resident Councils discussed the Draft Annual Plan with some of HHA's executive team at their Leadership meeting on 9/12/19 at Allen Parkway Village. There were a few comments made by the Leadership related to the Annual Plan, and the residents were generally in agreement with the proposed changes. The comments and HHA's response are included in Attachment D.

Two additional public meetings were held to allow residents, voucher holders and other community stakeholders to provide feedback on, and ask questions about the HHA's plans for the coming plan year, though HUD only requires one. The public meetings were conducted at Allen Parkway Village, Kelly Village, and Lyerly Senior Hi-Rise. Approximately sixty-three (63) program participants and community members attended the public meetings. As part of HHA's effort to improve communication with Limited English Proficient (LEP) speakers, HHA provided Spanish translations at all meetings.

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

FY 2020 changes to HHA's FY 2020 5-Year and Annual Plan and FY 2020 Streamlined Annual PHA Plan are noted through answers and check marks made to the questions posed by the Department in each document. Such changes are not represented by blue text in each of these documents.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

HHA's Annual PHA Plan is available at HHA's central office, which is located at 2640 Fountain View Drive, Houston, Texas, 77057 and at each public housing development. Additionally, the Annual PHA Plan is available on HHA's website, www.housingforhouston.com.

Residents' Comments and HHA's Answers

Question or Comment - Why doesn't HHA's Section 8 waiting list open more frequently? Why can't the paperwork process be better and faster? Why can't the website for Section 8 be more convenient and less difficult?

Answer – Nationwide, there are approximately five eligible households for every one household that is served under the voucher program HHA also educates elected officials to provide much-needed funding and reforms to serve existing voucher-assisted households as well as to serve additional eligible households on our waiting list.

The unmet demand for affordable housing development in Houston is high. According to Harvard Joint Center for Housing Studies' tabulations of National Low-Income Housing Coalition, "The Gap: A Shortage of Affordable Homes 2018," extremely low-income renters far outnumber the units they can afford in all of the nation's 50 largest metros. The lack of housing is most acute in the Western and Southern metros of Houston, where fewer than 20 affordable units were available for every 100 lowest-income households.

The last time HHA opened its waiting list during the week of September 19 to September 25, 2016, which was preceded by HHA's affirmatively further housing opportunities through our outreach and advertising when it was opened. The number of applicants on HHA's Section 8 voucher program waiting list through September 30, 2019 was 18,318 number. HHA's average voucher lease-up rate over the last several years has been 99 percent or greater. This illustrates that overall, HHA utilizes its allocation of vouchers authorized from HUD very well. Through a turnover/attrition rate of approximately 8%, HHA is able to serve more than 1,350 additional households each year. Of vouchers issued to eligible applicant households, approximately 70% lease.

HHA serves a wide spectrum of low-income households in its voucher programs including but not limited to: elderly, disabled, families with children, formerly chronically homeless individuals and households, families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child[ren] in out-of-home care or youth aging out of foster care, households who increase their educational attainment and employment leading to self-sufficiency, and first-time homebuyers. In FY 2020, HHA plans to continue to apply for additional incremental vouchers.

HHA has been assertive about applying for and receiving new vouchers as HUD issues Notices of Funding Availability (NOFA).

Award Year	Program	# of Vouchers / Units	Annual Housing Assistance Payment Amounts
2015	HUD-Veterans Affairs Supportive Housing (HUD-VASH)	85	\$ 497,015
2016	Rapid Rehousing	205	\$ 2,836,904
2016	HUD-VASH	25	\$ 137,100
2017	Rapid Rehousing TAY	62	\$ 1,387,136
2017	HOME TBRA	195	\$ 3,842,511
2017	HOME TBRA	54	\$ 767,275
2017	Northline Relocation H4H	77	\$ 2,154,070
2017	Housing for Harvey	68	\$ 650,280
2017	Housing for Harvey	334	\$ 3,201,284
2018	Mainstream	99	\$ 695,574
2018	Family Unification Program (FUP)	85	\$ 733,575
2018	HUD-VASH	20	\$ 124,147
Total		1,309	\$ 9,467,941

From 2015 to 2019, HHA increased the number of affordable housing units in the City of Houston by 2,713, through development and acquisition of 1,404 affordable units, and through the award of 1,309 additional vouchers with annual budget authority of \$9.5 million. The HHA provides affordable homes and services to low-income households through a range of Voucher programs made up of over 18,200 vouchers, 3,250 public housing units, 2,541 tax credit units, 300 Section 8 Project-Based Rental Assistance units and 110 market rate units at our 30 developments around the city. HHA also administers the nation's third largest voucher program exclusively serving homeless veterans.

Question or Comment - What is the process for a change of income from the management once they are notified 30 days?

Question or Comment - HUD guidelines are not consistent when it touches on sporadic income.

Interim Rent Adjustments / Adjusting Rent between Regular Reexaminations

Residents are required to report all changes in household composition or status to the housing manager within 10 business days of the occurrence, whether there are no changes in household income, increases in household income or decreases in household income from any sources.

HHA will process interim decreases in rent as follows:

- a. When a decrease in income is reported, and HHA verifies that the decrease will last less than 30 days, an interim adjustment will not be processed.
- b. Residents reporting decreases in income that are expected to last more than 30 days will have an interim adjustment processed.

Failure to report changes in household composition within the 10 business days may result in a retroactive resident rent increase, but not a retroactive credit or rent reduction. In order to qualify for rent reductions, residents must report income decreases promptly.

Residents reporting zero income will have their circumstances examined every 90 days until they have stable income. Monetary or non-monetary contributions from persons not residing in the dwelling unit for any purpose other than the payment or reimbursement of medical expenses will be considered income. Increases in monetary or non-monetary income after resident claimed zero income HHA will process an interim change to rent.

Residents with seasonal or sporadic income will have their circumstances examined every 90 days until they have stable income and/or will have their prior actual income over the previous twelve months annualized as current and anticipated income. Monetary or non-monetary contributions from persons not residing in the dwelling unit for any purpose other than the payment or reimbursement of medical expenses will be considered income. Increases in monetary or non-monetary income after resident claimed zero income HHA will process an interim change to rent.

HHA will process an interim reduction in rent if a resident household reports an income decrease, except for decrease that lasts less than 30 days or is subject to Imputed Welfare Income rules.

In between regular annual reexaminations households are not required to report and document their income *increase*, except for instances described further below. Accordingly, HHA will not conduct an Interim Redetermination and the Authority will not calculate household *increased* income until the effective date of their annual reexamination. The intent of this change is to provide households with a grace period before your increased income results in an increase in your rent, as a way to help with asset accumulation, incentivize households' increased income, and self-sufficiency.

Residents with seasonal or sporadic income will have their circumstances examined every 90 days until they have stable income and/or will have their prior actual income over the previous twelve months annualized as current and anticipated income. Monetary or non-monetary contributions from persons not residing in the dwelling unit for any purpose other than the payment or reimbursement of medical expenses will be considered income. Increases in monetary or non-monetary income after resident claimed zero income HHA will process an interim change to rent.

HHA will not conduct an Interim Redetermination if there is an increase in income (e.g. COLA adjustment for social security).

Attachment B.6 - Certification by State or Local Officials

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.

Attachment 6.0 - PHA Plan Update

HHA FY 2020 Annual PHA Plan - 24 CFR 903.2 Analysis

DECONCENTRATION POLICY

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.

Name	Address	Unit Type	Units
Allen Parkway Villiage	1600 Allen Parkway 77019	Public Housing	278
Bellerive	7225 Bellerive 77036	Public Housing (Elderly)	210
Clayton Homes	1919 Runnels 77003	Public Housing	296
Cuney Homes	3260 Truxillo 77004	Public Housing	553
Ewing	1815 Ewing 77004	Public Housing	40
Forest Green	8945 Forest Hollow 77078	Public Housing	100
Fulton Village	3300 Elser Street 77009	Public Housing	108
Heatherbrook	2000 Tidwell 77093	Public Housing	53
Historic Rental	1506 Andrews 77019	Public Housing	40
Irvington Village	2901 Fulton 77009	Public Housing	318
Kelley Village	3118 Green 77020	Public Housing	333
Kennedy Place	3100 Gillespie 77020	Public Housing	108
Lincoln Park	790 West Little York 77091	Public Housing	200
Lyerly	75 Lyerly 77022	Public Housing (Elderly)	200
Oxford Place	605 Berry Road 77022	Public Housing	230
Victory Apartments	1520 Bailey 77019	Public Housing	100
Wilmington	4000 Wilmington 77051	Public Housing	107

In determining covered developments, the following developments were excluded pursuant to 902.3(b)(2)(ii):

Lyerly (elderly only)

Bellerive (elderly only) Historic Oaks of APV(Elderly)

Income mixing steps for implementation 903.2(c)

Step 1: Average Income Portfolio

Mean Total income of PH families in Covered Developments \$12,638 Established Income Range lower limit: \$9,913

Established Income Range Upper Limit: \$13,003

Median Total income of PH families in Covered Developments \$9,041 Adjusted Mean total Income (\$11,662 / 1.05) = \$11,107

Established Income Range (adjusted) lower limit: \$9,441 Established Income Range

(adjusted) Upper Limit: \$12,773

Established Income Range (adjusted) Upper Limit base on ELI: \$24,600

Step 2: Average Income by Development

Bedroom size adjustments calculation per PIH Notice 2001-4

Unit Mix	1	85%	2	100%	3	125%	4	140%	5	161%	Total Units	Sum Adj factor	Adj Factor
Allen Parkway Villiage	27	22.95	128	128	98	122.5	13	18.2	7	11.27	273	302.92	1.11
Clayton Homes	37	31.45	97	97	79	98.75	78	109.2		0	291	336.4	1.16
Cuney Homes	224	190.4	218	218	80	100	18	25.2		0	540	533.6	0.99
Forest Green		0	10	10	69	86.25	19	26.6		0	98	122.85	1.25
Fulton Village	24	20.4	52	52	20	25	12	16.8		0	108	114.2	1.06
Heatherbrook		0	23	23	23	28.75	7	9.8		0	53	61.55	1.16
Irvington Village	105	89.25	126	126	45	56.25	37	51.8		0	313	323.3	1.03
Kelley Village	71	60.35	103	103	71	88.75	20	28		0	265	280.1	1.06
Kennedy Place	19	16.15	58	58	27	33.75	4	5.6		0	108	113.5	1.05
Lincoln Park	43	36.55	88	88	66	82.5		0		0	197	207.05	1.05
Oxford Place	46	39.1	105	105	74	92.5		0		0	225	236.6	1.05
Victory Apartments	18	15.3	51	51	30	37.5		0		0	99	103.8	1.05
Portfolio	847	719.95	1124	1124	682	852.5	208	291.2	7	11.27	2868	2998.92	1.05

Step 3 above or below EIR

Name	Mean Total		Adjusted Mean
Allen Parkway Village	\$22,832	1.11	\$20,569
Clayton Homes	\$10,834	1.16	\$9,340
Cuney Homes	\$8,091	0.99	\$8,173
Forest Green	\$11,815	1.25	\$9,452
Fulton Village	\$15,092	1.06	\$14,238
Heatherbrook	\$11,108	1.16	\$9,576
Irvington Village	\$9,843	1.03	\$9,556
Kelly Village	\$9,959	1.06	\$9,395
Kennedy Place	\$15,334	1.05	\$14,604
Lincoln Park	\$11,393	1.05	\$10,850
Oxford Place	\$10,265	1.05	\$9,776
Victory Apartments	\$16,170	1.05	\$15,400
Portfolio	\$11,662	1.05	\$11,107

Clayton HomesHHA has gone through the process with the Texas Department of Transportation (TXDOT), which is planning to use its eminent domain authority to take Clayton Homes located in the right of way for its proposed expansion of Interstate 45. HHA has discussed and reviewed TXDOT’s Fair Market Value assessments. HHA has commenced the demolition/disposition process with HUD’s Special Application Center in preparation for conclusion of the process with TXDOT. HHA is also going through the process of obtaining a parcel of land within one half of a mile from Clayton Homes. HHA will provide one-for-one replacement for all of its public housing units at this location and through a variety of funding sources provide additional affordable housing units to households with a range of incomes.

Construction for this location will be completed in advance of any public housing residents at Clayton Homes having to relocate, such that there will be no displacement with public housing dwelling units and other comparable housing available to the residents. Under the Uniform Relocation Act, residents will not have to pay the costs of packing, moving, establishing utility service or other non-refundable installation costs covered by the Act.

Cuney Homes -Repair - Replace Sidewalks

Appliance Installation

New Mailbox Building

Exterior Repairs and Paint Project -Perimeter Fence Paint

Site wide tree trimming

Generation One - Roof Replacement

The HHA joined with a strong group of planning partners to submit a FY 2019 Choice Neighborhoods Planning and Action Grant application for \$1.3 million, to transform the Cuney Homes public housing complex (TX005000005), the oldest public housing in the country, and the surrounding Third Ward Neighborhood into a desirable community of choice.

Kelly Village -Roof Replacement

Exterior Repairs and Paint Project -Perimeter Fence Repairs and Paint

High Voltage Electric, Transformer, Pole Repairs

40 cameras, new server, Genetec System, service and warranty

HHA has gone through the process with the Texas Department of Transportation (TXDOT), which is planning to use its eminent domain authority to take Kelly Village located in the right of way for its proposed expansion of Interstate 45. HHA has discussed and reviewed TXDOT's Fair Market Value assessments. HHA has commenced the demolition/disposition process with HUD's Special Application Center in preparation for conclusion of the process with TXDOT. HHA is also going through the process of acquiring a multi-family building that is within one third of a mile from Kelly Village. HHA will provide one-for-one replacement for all of its public housing units and through a variety of funding sources provide additional affordable housing units to households with a range of incomes. Construction for this location will be completed in advance of any public housing residents at Kelly Village having to relocate, such that there will be no displacement with public housing dwelling units and other comparable housing available to the residents. Under the Uniform Relocation Act, residents will not have to pay the costs of packing, moving, establishing utility service or other non-refundable installation costs covered by the Act.

Attachment 7.0 - Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and PBVs Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

CHOICE NEIGHBORHOODS

For FY 2020, the Houston Housing Authority will apply for a Choice Neighborhoods Planning Grant for Cuney Homes or Kelly Village.

The three core goals of Choice Neighborhoods, include:

- Housing – through the replacement of obsolete public housing with financially viable, energy efficient, mixed-income housing that is integrated into a larger program of neighborhood reinvestment.
- People – creating and enhancing opportunities for Cuney Homes residents to improve their health, safety, educational and employment opportunities; and
- Neighborhood – transforming a disconnected, high-poverty area to a highly desirable mixed-use residential neighborhood.

MIXED FINANCE/MODERNIZATION OR DEVELOPMENT

The Houston Housing Authority completed construction on the following development New Construction of approximately 154 units located on a site at 306 Crosstimbers in Independence Heights. 36 units receive the benefit of ACC Subsidy, and several tenant-based voucher-assisted households reside there as well.

The Houston Housing Authority applied for and received Mixed Finance Development for the following properties:

1. New Construction of approximately 150 units located on a site at the former METRO Park and Ride lot in Acres Homes at North Shepard and Veterans Memorial. A portion of units will may receive the benefit of ACC Subsidy.
2. New Construction of approximately 233 units located on a site at 2640 Fountain View. A portion of units will receive the benefit of ACC Subsidy.
3. New Construction of approximately 31 units located on a site in the Fifth Ward near the intersection of Lyons and Worms. The units will receive the benefit of ACC Subsidy.

The Houston Housing Authority applied for Mixed Finance Development and entered into a contract to provide ACC subsidy through acquisition for the following properties:

1. Mansions at Turkey Creek (25 units)

HHA is also exploring mixed finance modernization of its existing portfolio through a variety of financing options including those available under Section 18, Low-Income Tax Credits and RAD.

HHA entered into contract with Texas General Land Office (GLO) to develop tax credit and mixed -finance units using CDBG disaster recovery funds. During the FY 2019 plan year, HHA anticipates more disaster recovery money and intends to pursue a number of new mixed finance developments using CDBG disaster recovery funds in the plan year and beyond. Sites at the intersection of Crosstimbers and N. Main, a site on North Shepard at the intersection of Veterans Memorial neat the METRO park and Ride, replacement units on Lyons Avenue (Kelly II) are in planning stages for development with some Public Housing units. HHA will also consider options for redeveloping Irvinton. The HHA has recently completed an updated appraisal of the property located at 2636 Fountain View. The appraisal stated that the highest and best use for this property was for a multi-family development. This appraisal will allow the HHA to continue its pursuit of financing alternatives.

As part of its mission to expand affordable housing, HHA is reviewing several opportunities to purchase land in opportunity areas including Census Tract 4312.02 and to acquire units at existing tax credit developments whereby 10-20% of units therein would be converted to ACC. The Houston Housing Authority may commit public housing operating reserves, including but not limited to the proceeds from the disposition of public housing properties, with HUD's approval under the Operating Fund Financing Program for eligible mixed finance development transactions or Replacement Housing Fund (RHF).

DEMOLITION AND/OR DISPOSITION

HHA has been going through the process with TXDOT to explain their interest in taking all of Clayton Homes (270 units) and a portion of Kelly Village (approximately 318 Units) for the expansion of nearby freeways. The process will be conducted through TXDOT's eminent domain authority, which is subject to the Uniform Relocation Act (URA).

As a result of Hurricane Harvey HHA submitted an emergency Section 18 application for 14 buildings consisting of 112 units at Clayton Homes (TX00500004) that were flooded during the storm. Additionally, HHA will submit a demolition application for one building consisting of 10 units at Irvinton Village (TX00500007).

HHA has been aware of TXDOT's interest in acquiring Clayton Homes since early 2017. After completing appraisals, TXDOT and HHA began negotiating in early 2019. TXDOT's first offer was based on those appraisals, which HHA rejected as inadequate as its goal is to replace the 296 units that will be taken with new replacement units. After continued negotiations, HHA and TXDOT have agreed to an amount that will be adequate to replace the lost units.

The Letter Agreement spells out terms and conditions surrounding the taking and will form the basis for the settlement. Once HHA has executed the document, TXDOT will begin its internal process to have the funds put into escrow pending HUD approval of the disposition application.

HHA is confident that its settlement with TXDOT is a fair deal for HHA and the residents of Clayton Homes. Currently, Clayton Homes is an older property with high capital needs that was partially damaged by Hurricane Harvey. This settlement will allow HHA to replace all of the units with modern units, while adding additional affordable and market units. TXDOT has agreed that the replacement units may be spread out to multiple locations, allowing HHA to build mixed-income housing instead of concentrating all of the replacement units in one location.

HHA will need to file an application with HUD to have the Federal Declaration of Trust removed and allow the disposition to move forward. HUD must consent to the taking. The process for gaining HUD approval is outline HUD PIH Notice 2012-8. The first step in the process is showing Board support for the

settlement, which this resolution will do. Tenants have been met with multiple times to explain the possibility of the taking. HHA will be having another meeting with tenants to update them on the taking. At these meetings, tenants have generally been in favor of the taking, as those who are eligible will receive tenant protection vouchers. After the settlement letter is executed, HHA will also be providing written notice to the tenants of Clayton Homes.

CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED ASSISTANCE UNDER RAD

HHA has almost completed our first Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) straight conversion for HRI/Victory Place. HHA is also going through the RAD-PBV conversion process with HUD for our APV/HOAPV developments, which will include an application for 4% tax credits in January 2020 and possibly state historic tax credits as well. HHA used the feasibility analysis for our consideration to convert its entire portfolio through RAD. HHA is amending its PHA Plan because our Board of Commissioners passed a resolution on July 16, 2019, authorizing HHA to execute all necessary documents to submit a portfolio-wide application to HUD under its Rental Assistance. Information related to the Public Housing Development(s) HHA selected for RAD are in Attachment B.

The HHA will be converting to Project Based Vouchers or Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers or Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (For conversions to PBV: Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17; For conversions to PBRA: Section 1.7 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17).

For its four pending RAD-PBV conversions – HRI, Victory Place, APV, HOAPV developments - HHA will use Capital Funds and/or Replacement Housing Factor funds to pay off the debt on its Energy Services Companies (ESCOs). Replacement Housing Factor funds will also be used to adjust RAD rents for conversion of HRI/Victory Place and/or APV/HOPV. HHA also plans to use Capital Funds to pay off the debt on its Energy Services Companies (ESCOs) for its other properties listed below, prior to closing under RAD. At this point in time, \$1,027,977.67 in Capital Funds will be used to payoff and remove HRI and Victory Place from the ESCO note. Because the RAD conversions for APV/HOAPV will not take place until next year, the amounts to payoff and remove these properties from the ESCO note cannot be estimated.

Additionally, the HHA certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements. RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that HHA may also borrow funds to address their capital needs. The HHA intends to contribute Operating Reserves, Capital Funds, and/or Replacement Housing Factor (RHF) Funds. The HHA currently has debt under an Energy Performance Contract and will be working with Bank of The Ozarks to address outstanding debt issues, which may result in additional reductions of capital or operating funds.

If needed, HHA will prepare and publish a significant amendment or update its Annual/5-year Plan at the appropriate time to comply with the requirements in 2012-32, REV-3, Attachment C. The property owner of a Moderate Rehabilitation development - Southlawn Palms Apartments located at 7006 Scott St, Houston, TX 77021 – expressed an interest in possibly converting under

HUD's Rental Assistance Demonstration. HHA will work with the property owner to help educate them about conversion under RAD and to help facilitate this transaction if so desired.

Houston Housing Authority Proposed RAD Portfolio-Wide Staging

AMP	Project Number & Name	PHA Units	Financing Strategy		Projected Closing	Notes
Current RAD CHAPs						
12	TX005000017 Victory Apartments	100	Straight Conversion		Oct. 2019	100% RAD; Bundle HRI & Victory
3	TX005000003 Historic Rental	40	Straight Conversion		Oct. 2019	100% RAD; Bundle HRI & Victory
9	TX005000002 Allen Parkway Village	278	TE Bonds / 4% LIHTC		Mar 2020	100% RAD; Bundle APV & HOAPV
15	TX005000016 Historic Oaks APV	222	TE Bonds / 4% LIHTC		Mar 2020	100% RAD; Bundle APV & HOAPV
Total		640				
RAD Portfolio Application--Phase I						
20	TX005000020 Sweetwater Point	26	Straight Conversion		2022	100% RAD; Waiting for Investor exit in 2021
4	TX005000019 Kennedy Place	108	TE Bonds / 4% LIHTC		early 2021	100% RAD; Bundle Kennedy and Fulton
2	TX005000011 Fulton Village	108	TE Bonds / 4% LIHTC		early 2021	100% RAD; Bundle Kennedy and Fulton
17	TX005000008 Heatherbrook	53	Straight Conversion		early 2021	100% RAD; Waiting for Investor exit (2020?)
8	TX005000013 Bellerive	210	TE Bonds / 4% LIHTC		late 2021	75% RAD/25% PBV
Total		505				
RAD Portfolio Application--Phase II						
7	TX005000015 Oxford Place	230	TE Bonds / 4% LIHTC		2022	100% RAD; Waiting for Investor exit in 2021
14	TX005000018 Lincoln Park	200	TE Bonds / 4% LIHTC		2022	100% RAD; Waiting for Investor exit in 2023
18	TX005000012 Lyerly	199	TE Bonds / 4% LIHTC		2022	75% RAD/25% PBV

13	TX0050000 Ewing	40	9% LIHTC	2022	100% RAD (for PHA units); mixed-income
5	TX005000009 Forest Green	100	TE Bonds / 4% LIHTC	late 2020	75% RAD/25% PBV (or Section 18 Dispo)
Total		669			

Project-based Vouchers

HHA currently operates a project-based voucher (PBV) program and plans to continue working with community partners to identify specific target populations to be served through further project-basing of vouchers. The HHA intends to issue additional RFPs in the coming year to expand housing opportunities.

Capital Fund and Capital Fund Reserves

Under the law, HHA may create a replacement reserve for its public housing developments through the use of its Capital Fund(s), in order to fund capital activities in amounts necessary to satisfy anticipated capital needs in its Capital Fund 5-Year Plan. A replacement reserve is an essential component for modernization of any property, including public housing.

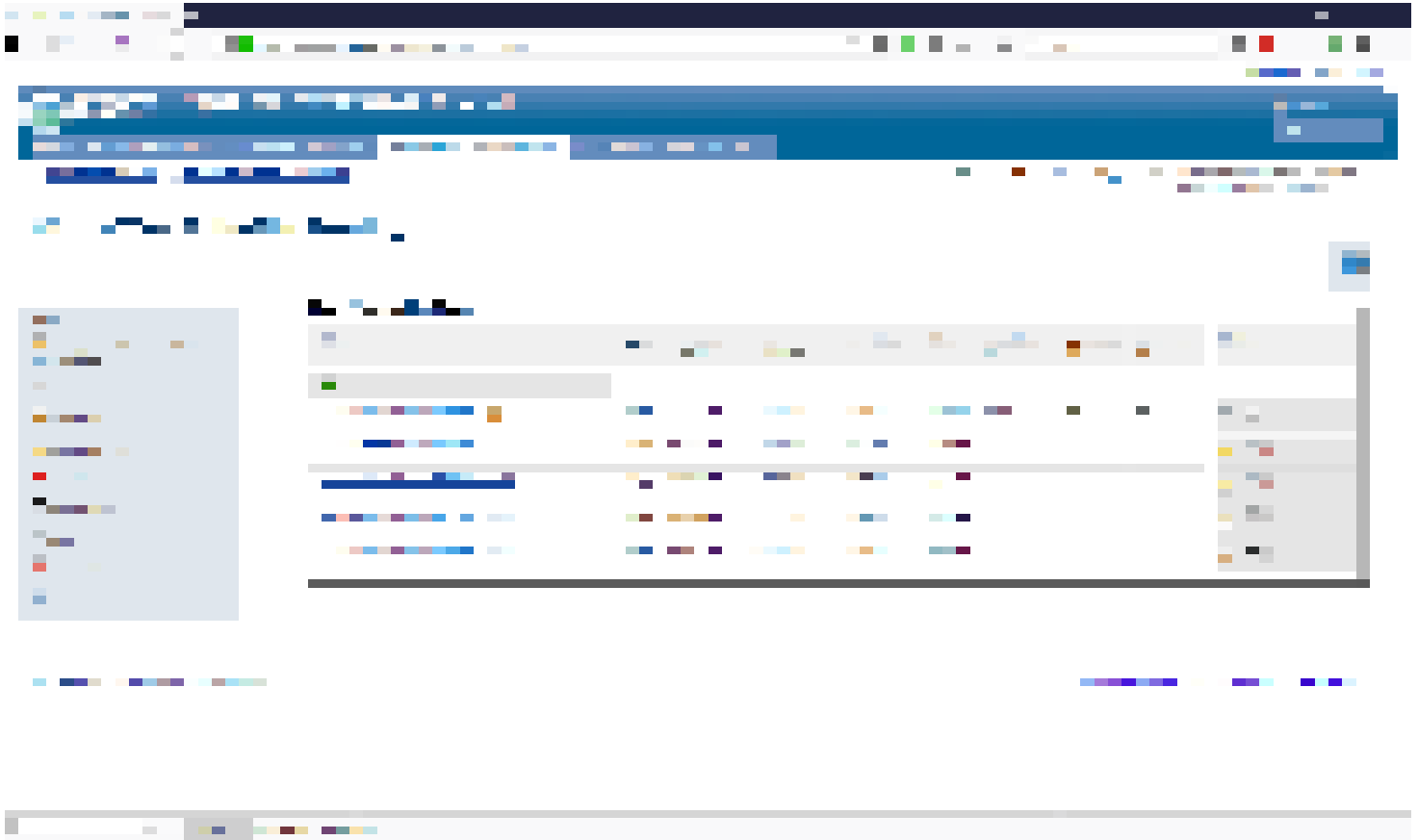
Fungibility of Operating Funds for a Replacement Reserve in Public Housing Developments

Under the law, HHA may transfer 20 percent of its Operating Fund into a replacement reserve, without the obligation deadlines that apply to current capital funds.

Attachment 8.2 - Capital Fund Program Five-Year Action Plan

As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Attached, is a file containing HHA's full Capital Fund Program Five-Year Action Plan. The screen shot of HHA's Capital Improvements 5-Year Action Plan FY 2019 to FY 2023 is provided below.



Attachment 8.3 - Capital Fund Financing Program (CFFP).

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Not applicable for the HHA.

Attachment 9.0 - Housing Needs

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Houston Housing Authority Public Housing & PBRA Waiting Lists, by Income

	Extremely Low Income < 30% AMI	% ELI	Very Low Income 30% to 50% AMI	% VLI	Low Income 50% to 80% AMI	% LI	Total by Income
Public Housing Manual applications							
Independence Heights	174	89%	19	10%	3	2%	196
Sweetwater Point	9	82%	2	18%	0	0%	11
Total Manual Applications	183	88%	21	10%	3	1%	207
Public Housing Electronic Applications							
Allen Parkway village 2017	8,674	93%	519	6%	139	1%	9,332
Historic Oaks of APV 2017	174	92%	11	6%	4	2%	189
Historic Rental 2017	5,466	91%	431	7%	97	2%	5,994
Fulton Village 2017	8,073	92%	574	7%	159	2%	8,806
Heatherbrook 2017	4,939	91%	376	7%	93	2%	5,408
Lincoln Park 2017	6,265	94%	324	5%	78	1%	6,667
Oxford Place 2017	7,618	92%	569	7%	99	1%	8,286
Victory 2017	7,351	92%	521	7%	111	1%	7,983
Bellerive 2017	655	91%	55	8%	6	1%	716
Clayton homes 2017	954	87%	130	12%	16	1%	1,100
Cuney homes 2017	6,466	93%	416	6%	76	1%	6,958
Ewing 2017	5,944	91%	486	7%	82	1%	6,512
Forest Green 2017	4,694	91%	374	7%	69	1%	5,137
Irvinton 2017	7,162	92%	541	7%	86	1%	7,789
Kelly Village 2017	7,072	92%	518	7%	86	1%	7,676
Kennedy Place 2017	7,886	92%	612	7%	120	1%	8,618
Lyerly 2017	444	92%	33	7%	7	1%	484
Total PH Online Applications	89,837	92%	6,490	7%	1,328	1%	97,655
Total PH Applications Received	90,020	92%	6,511	7%	1,331	1%	97,862

Houston Housing Authority Public Housing & PBRA Waiting Lists, by Race

	White	% White	Black/Af. American	% Black / Af. American	Asian	% Asian	Hawaiian / Pacific Islander	% Hawaiian / Pacific Islander	Na. American / Alaska Native	% Na. American / Alaska Native	Total by Race
Public Housing Manual Applications											
Independence Heights	8	4%	186	95%	1	1%	0	0%	1	1%	196
Sweetwater Point	2	18%	9	82%	0	0%	0	0%	0	0%	11
Total Manual Applications	10	5%	195	94%	1	0%	0	0%	1	0%	207
Public Housing Electronic Applications											
Allen Parkway village 2017	1,422	15%	7,622	82%	123	1%	57	1%	108	1%	9,332
Historic Oaks of APV 2017	36	19%	130	69%	19	10%	4	2%	0	0%	189
Historic Rental 2017	1,025	17%	4,762	79%	92	2%	41	1%	74	1%	5,994
Fulton Village 2017	1,420	16%	7,108	81%	114	1%	56	1%	108	1%	8,806
Heatherbrook 2017	720	13%	4,566	84%	36	1%	31	1%	55	1%	5,408
Lincoln Park 2017	974	15%	5,498	82%	81	1%	36	1%	78	1%	6,667
Oxford Place 2017	1,203	15%	6,832	82%	104	1%	46	1%	101	1%	8,286
Victory 2017	1,211	15%	6,534	82%	94	1%	45	1%	99	1%	7,983
Bellerive 2017	176	25%	396	55%	130	18%	11	2%	3	0%	716
Clayton homes 2017	139	13%	936	85%	18	2%	1	0%	6	1%	1,100
Cuney homes 2017	1,094	16%	5,642	81%	99	1%	38	1%	85	1%	6,958
Ewing 2017	1,012	16%	5,272	81%	111	2%	40	1%	77	1%	6,512
Forest Green 2017	747	15%	4,265	83%	45	1%	25	0%	55	1%	5,137
Irvinton 2017	1,298	17%	6,261	80%	102	1%	38	0%	90	1%	7,789
Kelly Village 2017	1,194	16%	6,244	81%	108	1%	42	1%	88	1%	7,676
Kennedy Place 2017	1,211	14%	7,162	83%	112	1%	43	0%	90	1%	8,618
Lyerly 2017	135	28%	283	58%	54	11%	10	2%	2	0%	484
Total PH Online Applications	15,017	15%	79,513	81%	1,442	1%	564	1%	1,119	1%	97,655
Total PH Applications Received	15,027	19%	79,708	81%	1,443	1%	564	50%	1,120	1%	97,862

Houston Housing Authority Public Housing & PBRA Waiting Lists, by Ethnicity

	Hispanic / Latino	% Hispanic / Latino	Non- Hispanic / Latino	% Non- Hispanic / Latino	Total by Ethnicity
Public Housing Manual Applications					
Independence Heights	16	8%	180	92%	196
Sweetwater Point	2	18%	9	82%	11
Total Manual Applications	18	9%	189	91%	207
Public Housing Electronic Applications					
Allen Parkway village 2017	1,127	12%	8,205	88%	9,332
Historic Oaks of APV 2017	22	12%	167	88%	189
Historic Rental 2017	755	13%	5,239	87%	5,994
Fulton Village 2017	1,183	13%	7,623	87%	8,806
Heatherbrook 2017	656	12%	4,752	88%	5,408
Lincoln Park 2017	752	11%	5,915	89%	6,667
Oxford Place 2017	942	11%	7,344	89%	8,286
Victory 2017	948	12%	7,035	88%	7,983
Bellerive 2017	119	17%	597	83%	716
Clayton homes 2017	183	17%	917	83%	1,100
Cuney homes 2017	834	12%	6,124	88%	6,958
Ewing 2017	817	13%	5,695	87%	6,512
Forest Green 2017	667	13%	4,470	87%	5,137
Irvinton 2017	1,034	13%	6,755	87%	7,789
Kelly Village 2017	935	12%	6,741	88%	7,676
Kennedy Place 2017	1,035	12%	7,583	88%	8,618
Lyerly 2017	87	18%	397	82%	484
Total PH Online Applications	12,096	12%	85,559	88%	97,655
Total PH Applications Received	12,114	12%	85,748	88%	97,862

Houston Housing Authority Public Housing & PBRA Waiting Lists, by Household Type

	Elderly	% Elderly	Disabled	% Disabled	Non-Elderly Disabled	% Non-Elderly Disabled	Total by Household Type
Public Housing Manual Applications							
Independence Heights	7	4%	21	11%	168	86%	196
Sweetwater Point	0	0%	0	0%	11	100%	11
Total Manual Applications	7	3%	21	10%	179	86%	207
Public Housing Electronic Applications							
Allen Parkway village 2017	259	3%	1,745	19%	7,328	79%	9,332
Historic Oaks of APV 2017	80	42%	89	47%	20	11%	189
Historic Rental 2017	187	3%	1,304	22%	4,503	75%	5,994
Fulton Village 2017	219	2%	1,594	18%	6,993	79%	8,806
Heatherbrook 2017	20	0%	539	10%	4,849	90%	5,408
Lincoln Park 2017	169	3%	1,282	19%	5,216	78%	6,667
Oxford Place 2017	215	3%	1,566	19%	6,505	79%	8,286
Victory 2017	211	3%	1,521	19%	6,251	78%	7,983
Bellerive 2017	536	75%	179	25%	1	0%	716
Clayton homes 2017	89	8%	75	7%	936	85%	1,100
Cuney homes 2017	230	3%	1,389	20%	5,339	77%	6,958
Ewing 2017	306	5%	1,265	19%	4,941	76%	6,512
Forest Green 2017	21	0%	515	10%	4,601	90%	5,137
Irvinton 2017	230	3%	1,387	18%	6,172	79%	7,789
Kelly Village 2017	220	3%	1,432	19%	6,024	78%	7,676
Kennedy Place 2017	252	3%	1,468	17%	6,898	80%	8,618
Lyerly 2017	317	65%	166	34%	1	0%	484
Total PH Online Applications	3,561	4%	17,516	18%	76,578	78%	97,655
Total PH Applications Received	3,568	20%	17,537	18%	76,757	78%	97,862

Houston Housing Authority Public Housing & PBRA Waiting Lists, by Bedroom Size

Public Housing Manual	1 BR	% - 1 BR	2 BR	% - 2 BR	3 BR	% - 3 BR	4 BR	% - 4 BR	5 BR	% - 5 BR	Total
Sweetwater Point	0	0%	9	82%	2	18%	0	0%	0	0%	11
Independence Heights	136	69%	36	18%	24	12%	0	0%	0	0%	196
Total Manual applications	136	66%	45	22%	26	13%	0	0%	0	0%	207
Public Housing Electronic	1 BR	% - 1 BR	2 BR	% - 2 BR	3 BR	% - 3 BR	4 BR	% - 4 BR	5 BR	% - 5 BR	Total
Allen Parkway village 2017	3,822	41%	3,764	40%	1,477	16%	259	3%	10	0%	9,332
Historic Oaks of APV 2017	163	86%	26	14%	0	0%	0	0%	0	0%	189
Historic Rental 2017	2,898	48%	3,096	52%	0	0%	0	0%	0	0%	5,994
Fulton Village 2017	3,552	40%	3,596	41%	1,433	16%	225	3%	0	0%	8,806
Heatherbrook 2017	0	0%	3,641	67%	1,520	28%	247	5%	0	0%	5,408
Lincoln Park 2017	2,811	42%	2,749	41%	1,107	17%	0	0%	0	0%	6,667
Oxford Place 2017	3,419	41%	3,372	41%	1,495	18%	0	0%	0	0%	8,286
Victory 2017	3,279	41%	3,398	43%	1,306	16%	0	0%	0	0%	7,983
Bellerive 2017	703	98%	13	2%	0	0%	0	0%	0	0%	716
Clayton Homes 2017	938	85%	137	12%	25	2%	0	0%	0	0%	1,100
Cuney homes 2017	3,321	48%	2,326	33%	1,145	16%	166	2%	0	0%	6,958
Ewing 2017	3,664	56%	2,848	44%	0	0%	0	0%	0	0%	6,512
Forest Green 2017	0	0%	3,469	68%	1,432	28%	236	5%	0	0%	5,137
Irvinton 2017	3,487	45%	2,958	38%	1,190	15%	154	2%	0	0%	7,789
Kelly Village 2017	3,400	44%	2,950	38%	1,148	15%	178	2%	0	0%	7,676
Kennedy Place 2017	3,830	44%	3,238	38%	1,351	16%	199	2%	0	0%	8,618
Lyerly 2017	484	100%	0	0%	0	0%	0	0%	0	0%	484
Total online applications	39,771	41%	41,581	43%	14,629	15%	1,664	2%	10	0%	97,655
Total PH Applications	39,907	41%	41,626	43%	14,655	15%	1,664	2%	10	0%	97,862
Section 8 PBRA Electronic Applications	1 BR	% - 1 BR	2 BR	% - 2 BR	3 BR	% - 3 BR	4 BR	% - 4 BR	5 BR	% - 5 BR	Total
Long drive 2017	4,309	43%	3,900	39%	1,578	16%	285	3%	0	0%	10,072
Telephone Rd 2017	471	98%	9	2%	0	0%	0	0%	0	0%	480
Total	4,780	45%	3,909	37%	1,578	15%	285	3%	0	0%	10,552

HHA's HCV Waiting List & Program

List the demographic characteristics (race, national origin, familial status, and/or disability, etc) of the PHA's HCV waiting list.

Hispanic	White Non-Hispanic	African American Non-Hispanic	Other (e.g. families with children, disabled individuals, etc.)
10%	5%	83%	American Indian/Alaskan Native 1% Asian 1% Native Hawaiian or Other Pacific Islander 0.4% White Hispanic 8% Black / African American Hispanic 1%

Data sets for TX005 from HUD PIC System and 2019 Picture of Subsidized Households are attached.

List the demographic characteristics (race, national origin, familial status, and/or disability, etc.) of the PHA's HCV program.

Hispanic	White Non-Hispanic	African American Non-Hispanic	Other (e.g. families with children, disabled individuals, etc.)
6%	4%	89%	American Indian/Alaskan Native 1% Pacific Islander Non-Hispanic 2% Asian 7%

Data sets for TX005 from HUD PIC System and 2019 Picture of Subsidized Households are attached.

Attachment 9.1 - Strategy for Addressing Housing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

Summary of City of Houston's Community Development Department's (HCDD) Citizen Participation Process and Consultation Process

Provided below are excerpts from the city of Houston's Community Development Department's (HCDD) from its 2019 Annual Action Plan (<https://www.houstontx.gov/housing/caper/documents/pdfs/2019actionplan-062819.pdf>). A copy of HCDD's 2018 Consolidated Plan is accessible at: (https://www.houstontx.gov/housing/caper/documents/reports/2018_CONSOLIDATED_ANNUAL-093019.pdf)

HCDD is responsible for producing the 2019 Annual Action Plan. In this capacity, HCDD works with a number of City departments, the Houston Housing Authority, non-profit organizations, and other stakeholders to ensure that the planning process is both comprehensive and inclusive. HCDD solicits information from other City departments, the private sector, non-profit organizations, neighborhood-based organizations, and residents, regarding existing conditions and strategies for addressing current or future needs.

Coordination and consultation with public and private agencies is important to the City when developing the Annual Action Plan. HCDD will continue to work with a number of City departments, the Houston Housing Authority, major non-profit organizations, and other stakeholders, to ensure that the planning process is both comprehensive and inclusive. HCDD obtains information from stakeholders and residents regarding existing conditions and strategies for addressing current needs.

HCDD leads a community-wide effort to create deeply subsidized affordable housing units linked to mainstream and social supports, including primary and behavioral health care and housing. HCDD achieves this in partnership with the City's Health Department, Harris County Community Services Department, Houston Housing Authority, Harris County Housing Authority, Houston Housing Finance Agency, and the Coalition for the Homeless of Houston/Harris County. This effort is supported through a pipeline committee comprised of partner agencies. This partnership allows supportive housing units to receive both the appropriate rental subsidies as well as service funds necessary to house the target population. This partnership has continued to be expanded under Mayor Turner's homeless strategies.

Public Housing Needs Homelessness Strategy

HCDD consulted with HHA staff regarding the Public Housing sections of the Plan. HCDD and HHA work together on a variety of issues and initiatives including ending homelessness and carrying out fair housing activities. HHA serves on the CoC and CDAC. HCDD and HHA will continue to meet regularly to discuss current projects and plan for potential future projects and initiatives.

In addition, other local agencies and non-governmental organizations receive other federal or state funding to carry out these activities. In its 2019 Annual Plan, the Houston Housing Authority estimated that it would have \$208 million to address residents' housing needs in the Houston area, which includes \$147 million in Section 8 Housing Choice Voucher Programs.

The following highlights HHA's program accomplishments occurring in calendar year 2018.

- Put Residents to Work - HHA enrolled over 484 participants in the JOBS Plus and Section 3 program resulting in 227 becoming gainfully employed.
- Housed More Families - Utilized 98% of its voucher authority. Resumed issuing vouchers from the 2016 HCVP Waitlist. Received 184 additional vouchers from HUD.
- Helped Homeless Veterans - Provided housing assistance to about 1,000 homeless veterans through the VASH program each month.
- New Development- Completed the construction on 154 units of new affordable housing in Independence Heights.
- Improved Energy Efficiency- The energy efficiency improvements saved over \$2.5 million.

In 2019, HHA plans to reinvest in Houston communities with the acquisition of new units. Additionally, HHA public housing suffered damage to over 400 units, and HHA will repair the substantial majority of its portfolio to pre-Hurricane Harvey status. HHA will also dispose of two properties (Clayton Homes and Kelly Village (partial)) planned for eminent domain acquisition by TXDOT; TXDOT plans will require demolition of the units. HHA also plans to demolish one flood damaged building at Irvington Village that is in the floodway.

Housing Needs, CAPER, Strategy

Grant/Program/Activity	Expenditure
Section 8 Program	\$152,292,598
Public Housing Capital Fund Program	\$7,258,575
Public Housing Operations	\$16,244,081
Self-Sufficiency (ROSS Grant)	\$510,355
Section 8 Mod Rehab – Admin Fee	\$2,749,289
Section 8 New Construction – Rent Subsidy	\$2,036,353
Jobs Plus Grant	\$819,849
Rapid Rehousing	\$1,894,436
TOTAL	\$183,805,536

*July 1, 2018 - June 30, 2019

Houston Housing Authority's Programs, Development Activities & Accomplishments

The Houston Housing Authority (HHA) serves more than 60,000 Houstonians by providing safe, quality, affordable housing and services. As one of the largest providers of affordable housing in Texas, HHA serves as a safety net for low-income individuals and families who without our services could experience homelessness.

From 2015 to 2019, HHA increased the number of affordable housing units in the City of Houston by 2,713, through development and acquisition of 1,404 affordable units and through the award of 1,309 additional vouchers with annual budget authority of \$9.5 million. The HHA provides affordable homes and services to low-income households through a range of Voucher programs made up of over 18,200 vouchers, 3,250 public housing units, 2,541 tax credit units, 300 Section 8 Project-Based Rental Assistance units and 110 market rate units at our 30 developments around the city. HHA also administers the nation's third largest voucher program exclusively serving homeless veterans.

Affordable Housing Challenges in Houston

The unmet demand for affordable housing development in Houston is high. According to Harvard Joint Center for Housing Studies' tabulations of National Low-Income Housing Coalition, "The Gap: A Shortage of Affordable Homes 2018," extremely low-income renters far outnumber the units they can afford in all of the nation's 50 largest metros. The lack of housing is most acute in the Western and Southern metros of Houston, where fewer than 20 affordable units were available for every 100 lowest-income households.

HHA Investments to Increase the Supply of Quantity and Quality of Affordable Housing

The HHA and its tax-exempt Public Facilities Corporation use a range of investment vehicles to recapitalize and preserve affordable and market-rate housing assets, finance new affordable housing, and promoting positive outcomes for Houston's residents and communities.

The HHA has been an innovator in layering private financing on its public housing properties for many years. Over a third of its portfolio, 1,366 units in 7 developments, have been completely redeveloped under the mixed finance program since 2000, using tax credits, tax-exempt bonds, conventional debt, HOPE VI capital funds and other funding sources.

The HHA has experience developing and operating tax credit housing which includes real estate finance, tax credit property management and compliance, and market-driven housing development. The HHA possesses the experience and sophistication necessary to integrate affordable housing investment in a comprehensive redevelopment plan.

HHA's Development Transactions in 2019

Development	Number of Units	Affordability Restrictions	Location
Independence Heights	154	77% at 60% AMI 23% at 30% AMI	302 Crosstimbers St. Houston, TX 77022
Smart Living at Telephone Road (Civicap)	240	41% at 80% AMI 10% at 50% AMI	3852 Telephone Rd. Houston, TX 77023
Winrock North (Acquisition)	152	51% (78 units) at 80% AMI 21 of the 78 units are reserved for Section 8 PBV tenants for 20 years	1950 Winrock Blvd. Houston, TX 77057
Winrock South (Acquisition)	227	51% (116 units) at 80% AMI for 20 years	1950 Winrock Blvd. Houston, TX 77057
Acquisition of LP Interest – Sweetwater			
Milano - (Ojala)	330	51% at 80% AMI	2500 Woodland Park Houston, TX 77077
Standard Heights (Ojala)	301	51% at 80% AMI	609 Waverly Street Houston, TX 77007
Total	1,404		

Rental Assistance Demonstration (RAD) Program

The HHA is in the process of converting four of its public housing developments under HUD's Rental Assistance Demonstration (RAD) program. The RAD program—in effect moving from Section 9 Annual Contributions Contract (ACC) operating subsidy to Section 8 project-based rental assistance. The HHA is well positioned to convert its approximately 3,778 public housing and mixed-finance units under the RAD program and is currently going through an application process to convert its entire portfolio. This includes HHA's 18 public housing-only and mixed-finance properties. New financing tools and regulatory relief, will allow the HHA to address its projected \$67 million backlog in capital repairs across its public housing and mixed-finance portfolio (\$21,564/unit for public housing and \$16,355/unit for mixed-finance developments). Based upon Physical Needs Assessments it would take at least 14 years to address these needs if there were no new issues.

HHA's Voucher Programs

HHA serves a wide spectrum of low-income households in its voucher programs including but not limited to: elderly, disabled, families with children, formerly chronically homeless individuals and households, families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child[ren] in out-of-home care or youth aging out of foster care, households who increase their educational attainment and employment leading to self-sufficiency, and first-time homebuyers.

HHA's Voucher Program Awards 2015 – 2019

Award Year	Program	# of Vouchers / Units	Annual Housing Assistance Payment Amounts
2015	HUD-Veterans Affairs Supportive Housing (HUD-VASH)	85	\$ 497,015
2016	Rapid Rehousing	205	\$ 2,836,904
2016	HUD-VASH	25	\$ 137,100
2017	Rapid Rehousing TAY	62	\$ 1,387,136
2017	HOME TBRA	195	\$ 3,842,511
2017	HOME TBRA	54	\$ 767,275
2017	Northline Relocation H4H	77	\$ 2,154,070
2017	Housing for Harvey	68	\$ 650,280
2017	Housing for Harvey	334	\$ 3,201,284
2018	Mainstream	99	\$ 695,574
2018	Family Unification Program (FUP)	85	\$ 733,575
2018	HUD-VASH	20	\$ 124,147
Total		1,309	\$ 9,467,941

HHA Goal: Increase the quantity and quality of housing

HHA will apply for additional rental vouchers.

HHA will maximize occupancy and lease-up units/vouchers with the funds available and accessible to the Authority.

Continue to assess opportunities for acquisition of property to provide more affordable housing; and continue to assess opportunities to construct more affordable housing on land acquired by or already owned by HHA.

Demonstrated quality, safe and decent affordable housing with 13 of 13 sites receiving passing scores from HUD's REAC Center.

Strategy: Acquisition and new development of affordable housing.

Strategy: Seek land in high opportunity areas.

Strategy: Pursue recapitalization with tax credits.

Strategy: Utilize Capital Fund and other resources to rehab. and improve properties' condition.

Continuing to look for potential sites in High Opportunity areas.

RFP for potential Project Based Voucher opportunities.

RFP for partners to acquire, rehab or newly construct housing developments. HHA has selected multiple developers to partner with to produce affordable housing. Plans to finalize MOU's and put financing in place are underway.

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

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

Strategy: As funding continues to be worn thin from HUD, Housing Authorities become more and more constrained. HHA will seek partners who can access capital or subsidies that are unavailable to the HHA in order to maximize public and private funds and leverage partnerships to grow and diversify financial resources. Pursue other grants and equity opportunities like Rapid Rehousing (RRH), Choice Neighborhoods Initiative (CNI), CDBG-Disaster Recovery, Opportunity Zones, etc. HHA will apply for other similar grants as they become available. Pursue grants and other funding opportunities that increase additional funding for the agency.

Strategy: Seeking additional vouchers through the Housing Choice Voucher Program and other special programs that may be available.

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

Attachment 10.0 - Additional Information.

Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Definition of Substantial Deviation and Significant Amendment or Modification

The Houston Housing Authority (HHA) considers any of the following to be a substantial deviation from the Agency's 5-year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, the HHA will submit a revised Plan(s) that satisfy all public process requirements. (Changes made to comply with new or revised HUD rules do not constitute significant deviation or modification from the Plans presently submitted. Revisions made to work items and activities contained in the Plan, to accommodate the loss of PFS subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present plans.

5-Year Plan

- Complete deletion of a stated overall goal.
- Addition of an overall goal.
- Revisions to the HHA mission statement that deviates from the present commitments.

Annual Plan

- Elective changes to rent, admissions, or tenant selection policies.
- Creation of new waiting lists, including site-based or sub-jurisdiction lists.
- Additions of non-emergency work items (items not included in current Capital Plan Annual Statement or 5-Year Action Plan).
- Changes in use of replacement reserve funds under the Capital Fund
- Any additions of activities or revisions to the demolition, disposition, designation, homeownership or conversions activities currently listed in the Plan.

Substantial Deviation

As part of the Rental Assistance Demonstration (RAD), HHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

Attachment 11.0 - Required Submission for HUD Field Office Review

See the attached forms, which include:

- Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
- Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
- Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
- Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
- Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- Challenged Elements
- Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)