

Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
	<p>Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.</p> <p>Applicability. Form HUD-50075-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA <u>do not</u> need to submit this form.</p> <p>Definitions.</p> <ol style="list-style-type: none"> (1) High-Performer PHA – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on <u>both</u> of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing. (2) Small PHA – A PHA that is not designated as PHAS or SEMAP troubled or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550. (3) Housing Choice Voucher (HCV) Only PHA – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing. (4) Standard PHA – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments. (5) Troubled PHA – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent (6) Qualified PHA – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled. 	
A	PHA Information.	
A.1	<p> PHA Name: <u>Abilene Housing Authority</u> PHA Code: <u>TX327</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Public Housing (PH) Units: <u>213</u> Number of Housing Choice Voucher (HCVs): <u>1399</u> Number of HUD-VASH Vouchers: <u>185</u> Number of MSV Vouchers: <u>195</u> Number of FYI Vouchers: <u>25</u> Total Combined Units/Vouchers: <u>2017</u> PHA Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p>	

A.1

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The following are the specific locations where the public may obtain copies of the 2023 Annual PHA Plan:

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

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

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

B	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual <u>PHA Plan</u> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><u>Statement of Housing Needs:</u></p> <p><u>Waiting List for Public Housing:</u></p> <p>Total: 9020</p> <p>Extremely Low Income: 7275-81%</p> <p>Very Low Income: 1147-13%</p> <p>Low Income: 598-7%</p> <p>Families with children: 3998-44%</p> <p>Elderly families: 1130-12.5%</p> <p>Families with Disabilities: 2912-32%</p> <p>White: 4548-50%</p> <p>Black/African American: 3641-40%</p> <p>American Indian/Alaska Native: 123-1%</p> <p>Asian: 48-1%</p> <p>Native Hawaiian/Other Pacific Islander: 53-1%</p> <p>Hispanic: 607-7%</p> <p>Bedrooms:</p> <p>1 BR: 3628-40%</p> <p>2 BR: 2913-32%</p> <p>3 BR: 1421-16%</p>

B.1	<p>4 BR: 1058-12%</p> <p>The waiting list is not closed.</p> <p><u>Waiting List for Section 8</u></p> <p>Total: 4608 Extremely Low Income: 3610-78% Very Low Income: 724-16% Low Income: 167-4% High Income: 9-2% No Income Entered: 16-0.35% Families with children: 2331-51% Elderly families: 757-16% Families with Disabilities: 1119-24% White: 2246-49% Black/African American: 1918-42% American Indian/Alaska Native: 63-1% Asian: 14-0.30% Native Hawaiian/Other Pacific Islander: 23-0.50% Declined to answer: 344-7%</p> <p>The waiting list is not closed.</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions</p> <p><u>Public Housing</u></p> <p><u>Deconcentration and Income Mixing:</u></p> <p>The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:</p> <p>The PHA does have general occupancy public housing developments covered by the deconcentration rule.</p> <p>None of the covered developments have an average income that falls above or below the Established Income Range.</p>
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B.1

Section 8

Preferences:

Priority Preference

<u>3</u>	- Terminated due to insufficient funding
<u>5</u>	- MFP – Individual ready to exit institutional care
<u>2</u>	- Elderly
<u>2</u>	- Disabled
<u>15</u>	- Displaced by Disaster
<u>1</u>	- Homeless Referral
<u>1</u>	- Mainstream Vouchers
<u>15</u>	- FYI Vouchers
<u>15</u>	- FYI 36

The PHA changed the priority of all of their preferences above as follows:

- Terminated due to insufficient funding – from 5 to 3
- MFP – Individual ready to exit institutional care – from 4 to 5
- Elderly – from 6 to 2
- Disabled – from 6-2
- Displaced by Disaster – from 2 to 15
- Homeless Referral – from 3 to 1
- Mainstream Vouchers – from 4 to 1
- FYI Vouchers – from 1 to 15
- FYI 36 – from 1 to 15

B.1**Financial Resources**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2023 grants)		
a) Public Housing Operating Fund	642,185.00	
b) Public Housing Capital Fund	631,315.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,056,057.00	
f) HCV Family Self-Sufficiency (FSS)	94,066.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Resident Opportunities Self-Sufficiency (ROSS)	53,386.00	
Annual Contributions for Mainstream Vouchers	567,028.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2022 Capital Funds Grant	617,555.00	Public housing capital improvements
2021 Capital Funds Grant	100,465.90	Public housing capital improvements
3. Public Housing Dwelling Rental Income	642,870.00	Public housing operations
4. Other income (list below)		
Interest on General Funds Investments	3,420.00	Public housing operations
Lawn care, damages, other	48,390.00	Public housing operations
5. Non-federal sources (list below)		
Park Ridge Place Apartments	1,571,534.00	Other (Affordable Housing)
Total resources	\$15,028,271.90	

Rent Determination**Section 8****Payment Standards:**

The PHA's payment standards are:

- 90% of FMR for 0 Bedroom
- 100% of FMR for 1 Bedroom

B.1

- 100% of FMR for 2 Bedroom
- 90% of FMR for 3, 4 & 5 Bedroom

The PHA deleted the previous payment standard of 110% of FMR.

VIOLENCE AGAINST WOMEN ACT (VAWA)

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

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

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households, the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. Among these are, 2-1-1 Texas A Call for Help services, The Noah Project, and the local Police Department. 2-1-1 Texas A Call for Help services provides information on shelters, where to obtain monetary support, clothing and food. The Noah Project is a homeless shelter for victims of abuse, this organization also has an in-house legal team to assist victims in obtaining a restraining order through the courts. The local Police Department cooperates by taking reports of abuse and providing the victims with such reports as needed as proof of abuse. The Regional Victim Crisis Center assist victims and survivors of sexual assault and other violence.

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

The PHA efforts may include to:

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

B.1	<ul style="list-style-type: none"> Take appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault or stalking, affecting families or individuals assisted by PHA. <p>The Housing Authority provided notification as required after the Act was established. Notification is provided at each eligibility briefing, annual re-examination, accompanied with letters for persons who are denied assistance (when a person is admitted) and when a tenant is notified of eviction or termination of housing benefits. Furthermore, notice is provided together with the HUD 5382 form. Notification of this program is also provided during landlord meetings. It is also provided on the PHA website and is on display in the PHA office.</p> <p>The Housing Authority developed procedures for the staff to assist the victims. All staff have been trained on these procedures and specifically on the confidentiality provisions addressed in VAWA.</p> <p>Finally, the Housing Authority is permitting the transfer of a family who is a victim of domestic violence provided the family can provide documentation of the abuse. Transfers are permitted from units, sites, and/or port to another area.</p> <p>c) The PHA must submit its Deconcentration Policy for Field Office Review. (See attachment tx327b01)</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide</p>

B.2	<p>the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA.</p> <p>UNITS WITH APPROVED VACANCIES FOR MODERIZATION</p> <p>PHA will submit a request to HUD for a change in unit status for units undergoing modernization due to major rehab.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ Reduce public housing vacancies <p><u>Progress Statement:</u></p> <ul style="list-style-type: none"> ▪ LRPH has reduced vacancies in Public Housing. At this time all vacant units are occupied. ▪ AHA partnered with two developers to re-syndicate two LIHTC properties (Villages of Westlake=220 units and Canterbury Crossing=304 units) that went through their first 15-year compliance periods. As a co-owner (AHA) of both properties, we will ensure the affordability of each complex, rehab each completed and continue to house low-income families at these two large apartment complexes for another 15 years. AHA also provided 8 PBV vouchers to another small elderly historical LIHTC apartment complex. <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ Improve public housing management (PHAS score) ▪ Increase customer satisfaction ▪ Concentrate of efforts to improve specific management functions ▪ Renovate or modernize public housing units ▪ Research any potential implementation of the RAD program <p><u>Progress Statement:</u></p> <ul style="list-style-type: none"> ▪ LRPH maintenance staff continues to meet the needs of our residents by completing work orders in an efficient and timely manner to keep units decent, safe, sanitary, and in good repair. ▪ AHA has also continued to utilize its CFP Funds to maintain and improve the units that it owns.

B.3	<p>PHA GOAL #3: PROVIDE AN IMPROVED LIVING ENVIRONMENT</p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> ▪ Implement public housing security improvements ▪ Events and activities held regularly for elderly residents at Robert Deegan Place <p><u>Progress Statement:</u></p> <ul style="list-style-type: none"> ▪ In 2022, AHA restarted its apartment inspections that had been due to COVID-19. These inspections have ensured that units are being kept in a way that is safe for our residents and their surrounding neighbors. ▪ Abilene Police regularly patrol our sites and report to the staff issues found so they may be addressed, or staff may be aware of potential problems; this relationship improves the security within the Public Housing sites. <p>PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</p> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"> ▪ Increase the number and percentage of employed persons ▪ Provide or attract supportive services to increase independence <p><u>Progress Statement:</u> The FSS and ROSS programs have continued to provide programs to assist families in becoming self-sufficient such as: Employment fairs, budgeting classes, credit classes, social services fairs, FASFA assistance services, etc.</p> <p>PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #5</p> <ul style="list-style-type: none"> ▪ Undertake affirmative measures to ensure access to assisted housing ▪ Undertake affirmative measures to provide a suitable living environment ▪ Undertake affirmative measures to ensure accessible housing <p><u>Progress Statement:</u></p> <ul style="list-style-type: none"> ▪ AHA continues to work with community partners to provide affordable housing programs that house foster youth who age out of foster-care, house disabled families, house homeless veterans and others to prevent homelessness in the communities in which we serve. ▪ As stated in AHA Administrative Plan & ACOP, AHA continues to follow all regulations surrounding Equal Opportunity & Affirmatively Furthering Fair Housing.
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved.</p> <p>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>02/13/2023</u></p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: Parkridge must properly record and report all fixed assets, maintenance expenditures and related liabilities.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. (See attachment tx327a01)</p>
C.2	<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. (See attachment tx327c01)</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan. (See attachment tx327c01)</p>

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements. <i>N/A</i></p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <i>N/A</i></p>