

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 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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

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

A PHA Information.

A.1 PHA Name: Abilene Housing Authority **PHA Code:** TX327
PHA Type: Small High Performer
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2021
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)
Number of Public Housing (PH) Units: 213
Number of Housing Choice Voucher (HCVs): 1,771
Total Combined Units/Vouchers: 1,984
PHA Submission Type: Annual Submission Revised Annual Submission

A.1 Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The following are the specific locations where the public may obtain copies of the 2021 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	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan 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 type="checkbox"/> <input checked="" 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) The PHA must submit its Deconcentration Policy for Field Office Review (<i>See attachment tx327b01</i>).</p> <p>(c) 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><i>Total: 8339</i></p> <p><i>Extremely Low Income: 7013-84% these numbers add up to 8246-should add up to</i></p> <p><i>Very Low Income: 899-11% waiting list total of 8339</i></p> <p><i>Low Income: 334-4%</i></p> <p><i>Families with children: 2766-33%</i></p> <p><i>Elderly families: 840-10%</i></p> <p><i>Families with Disabilities: 2640-32%</i></p> <p><i>White: 4270-51% these numbers add up to 9783-should add up to</i></p> <p><i>Black/African American: 3559-43% waiting list total of 8339</i></p> <p><i>American Indian/Alaska Native: 130-2%</i></p> <p><i>Asian: 29-0.35%</i></p> <p><i>Native Hawaiian/Other Pacific Islander: 82-1%</i></p> <p><i>Hispanic: 1713-21%</i></p>

B.1

Bedrooms:

- 1 BR: 3060-37%
- 2 BR: 3046-37%
- 3 BR: 1505-18%
- 4 BR: 698-8%
- 5 BR: 21-0.25%
- 5+ BR: 9-0.11%

The waiting list is not closed.

Waiting List for Section 8

Total: 6991

Extremely Low Income: 5705-82% *these numbers add up to 6905-should add up to*
Very Low Income: 862-12% *waiting list total of 6991*

Low Income: 338-5%

Families with children: 3833-55%

Elderly families: 698-10%

Families with Disabilities: 1861-27%

White: 3396-49% *these numbers add up to 8369-should add up to*
Black/African American: 3210-46% *waiting list total of 6991*

American Indian/Alaska Native: 92-1%

Asian: 33-0.47%

Native Hawaiian/Other Pacific Islander: 66-1%

Hispanic: 1572-22%

The waiting is not closed.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Public Housing

Deconcentration and Income Mixing:

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

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

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

B.1

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

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2021 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources		

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual 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> <i>The COVID-19 pandemic of 2020 challenged AHA's programs and reduced our leasing efforts. In 2021, AHA has plans to continue to navigate the current COVID-19 challenges with the experience that it gained last year in operating in this new environment. With these new operating procedures, AHA will again continue to lease its programs as quickly as possible to assist as many families as possible.</i></p> <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)

B.3

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

Progress Statement: *Staff and management continued to attend online trainings during the COVID-19 pandemic to increase job knowledge. AHA continued with its High Performer score as provided through HUD's waiver.*

PHA GOAL #3: PROVIDE AN IMPROVED LIVING ENVIRONMENT

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

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

Progress Statement: *AHA, through the COVID-19 pandemic made sure that it communicated with residents through various mediums to ensure that they were aware of how we were running operations and what we would do and not do during these trying times. AHA also connected residents with services in the community during these times as well. AHA even delivered groceries to some families in need.*

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

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

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

Progress Statement: *AHA's ROSS and FSS programs continued to work with families as much as they possible could last year during the COVID-19 pandemic. Both programs assisted families in finding information and medical services when needed.*

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

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

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

Progress Statement: *AHA continued to provide equal opportunity and affirmatively furthered fair housing throughout the year in all of its programs.*

B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.2	<p>Civil Rights Certification.</p> <p><i>Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.3	<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. <i>(See attachment tx327a01)</i></p>
C.4	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
D.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administers public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See HUD Form 50075.2 approved by HUD on ___ / ___ / ___</i></p>
	<p>Challenged Elements.</p>