

PHA 5-Year and Annual Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires 4/30/2011**

.0	PHA Information PHA Name: <u>Harris County Housing Authority</u> PHA Code: <u>TX441</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>4095</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Harris County Housing Authority will promote innovative housing communities and encourage clients to achieve self-sufficiency.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PHA Goals: <ol style="list-style-type: none"> 1. Increase the availability of decent, safe, and affordable Housing Authority. 2. Expand the supply of assisted housing. 3. Improve the quality of assisted housing. 4. Increase assisted housing choices. 5. Improve the quality of life and economic vitality. 6. Provide an improved living environment. 7. Promote self-sufficiency and asset development of families. 8. Ensure Equal Opportunity in Housing for all Americans and affirmatively further fair housing. <p>Statement of Progress Report: Attached.</p>				

PHA Plan Update

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

1. **Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures:** No revisions since last Annual PHA Plan submission.
2. **Financial Resources Planned Sources:** Revisions since last annual plan are
Annual Contributions for Section 8 Tenant Based Assistance = \$31,941,000
Single Room Occupancy- SRO = \$333,468
Mod Rehab = \$57,707
Disaster Housing Assistance Program DHAP = \$4,075,355
3. **Rent Determination:** The HCHA has revised the payments standards for the Housing Choice Voucher Program beginning November 1, 2009 since the last annual PHA Plan submission. The payment standards are as follows:
0 bedroom = \$661.00
1 bedroom = \$735.00
2 bedroom = \$892.00
3 bedroom = \$1189.00
4 bedroom = \$1495.00
4. **Operation and Management:** The HCHA does not administer Public Housing. The number of units or families served at Year Beginning are
Section 8 HCV = 4095
Section 8 Mod Rehab = 8
Single Room Occupancy = 72
5. **Grievance Procedures:** No revisions since last Annual PHA Plan submission.
6. **Designated Housing for Elderly and Disabled Families:** N/A. The HCHA does not administer Public Housing.
7. **Community Service and Self-Sufficiency:** The HCHA does not administer Public Housing.
8. **Safety and Crime Prevention:** N/A. The HCHA does not administer Public Housing.
9. **Pets:** N/A. The HCHA does not administer Public Housing.
10. **Civil Rights Certification:** It is the policy of the HCHA to comply fully with all federal, state, and local non-discrimination laws and with the rules and regulations governing Fair Housing and equal opportunity in housing and employment.
11. **Fiscal Year Audit:** The HCHA is required to have an audit conducted under section 5(l)(2) of the U.S. Housing Act of 1937. The most recent fiscal audit was submitted to HUD. There was no findings as the result of the audit.
12. **Asset Management:** N/A. The HCHA does not administer Public Housing.
13. **Violence Against Women Act (VAWA).** The HCHA continues to brief families and landlords with regard to policy and protection and rights under VAWA.

(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.

1. Harris County Housing Authority Main Office located at 8933 Interchange Dr. Houston, Texas 77054
2. Harris County Housing Authority Website at www.hcbatexas.org

6.0

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.*

1. **Hope VI or Mixed Finance Modernization or Development:** The HCHA does not administer Public Housing
2. **Demolition and/or Disposition:** The HCHA does not administer Public Housing
3. **Conversion of Public Housing:** The HCHA does not administer Public Housing.
4. **Homeownership:** The HCHA currently has 19 Section 8 Homeownership participants.
5. **Project-based Vouchers:** The HCHA does not administer Public Housing.

7.0

8.0

Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A. The HCHA does not administer Public Housing.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing. *N/A. The HCHA does not administer Public Housing.*

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. *N/A. The HCHA does not administer Public Housing.*

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. *N/A. The HCHA does not administer Public Housing.*

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.

1. Statement of Housing Needs
 [24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA
 Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type- (Source: Harris County Consolidated Plan 2008-2012)							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	35,572	5	5	5	4	5	4
Income >30% but <=50% of AMI	35,636	5	5	5	4	5	4
Income >50% but <80% of AMI	65,554	4	4	5	3	5	4
Elderly	30,149	4	4	4	3	2	3
Families with Disabilities	424,659						
White	1,427,587						
Black	715,627						
Hispanic	1,484,311						
Asian	208,395						
Other	20,109						

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists
 The HCHA HCV waiting list consists of 21,284 applicants.
 The HCHA HCV waiting list has been closed since October 31, 2008.
 The HCHA does not expect to reopen the list in the PHA Plan year.
 The HCHA does not permit specific categories of families onto the waiting list, even if generally closed.

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.**

The HCHA strategy for addressing housing needs consists of :

HCHA Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

1. Maintaining or increasing section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction,
2. Marketing the program to owners, particularly those outside of areas of minority and poverty concentration,
3. Effectively screening Section 8 applicants to increase owner acceptance of the program

HCHA Strategy 2. Increase the number of affordable housing units by:

1. Apply for additional section 8 units should they become available,
2. Leverage affordable housing resources in the community through the creation of mixed-finance housing,
3. Pursue housing resources other than public housing or Section 8 tenant-based assistance.

9.1

The HCHA Strategy for Specific Family Types: Families at or below or below 30 % of median by:

1. Targeting 75% of new admissions for families at or below 30% of AMI in the tenant-based Housing Choice Voucher Program in accordance with HUD targeting requirements.

The HCHA Strategy for Specific Family Types: The Elderly by:

1. Apply for special-purpose vouchers targeted to the elderly, should they become available.

The HCHA Strategy for Specific Family Types: Families with Disabilities by:

1. Apply for special-purpose vouchers targeted to families with disabilities, should they become available,
2. Disability preference for the HCV waiting list.

The HCHA Strategy for Specific Family Types: Races or ethnicities with disproportionate housing needs by

1. Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by affirmatively market to races/ethnicities shown to have disproportionate housing needs
2. Conduct activities to affirmatively further fair housing by counseling section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
3. The HCHA continues to brief families and landlords in fair housing and provides materials.

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. **See Attached Statement of Progress.**
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **Substantial deviation of significant amendments or modifications are defined as changes in the PHA Plan or policies that change the mission, goals, objectives or plans of the HCHA which require formal approval of the Board of Commissioners.**

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note: Faxed copies of these documents will not be accepted by the Field Office.**

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) **See Attached**
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) **N/A**
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) **N/A**
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) **N/A**
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) **N/A**
- (f) 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. **No Comments Received.**
- (g) Challenged Elements. **No Challenges Received.**
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) **N/A**
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **N/A**

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

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

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained 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 its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Harris County Housing Authority Statement of Progress

Attachment A: Statement of Progress towards PHA 5-Year Goals and Objectives

The Harris County Housing Authority will continue to maintain a SEMAP High Performer score while improving the delivery of services to the community. The Harris County Housing Authority proposes the following for our 2010 -2014 goals:

The Development of:

- **Cypresswood Estates** – An 88-unit senior housing community to be constructed at 15403 Kuykendahl Road near FM 1960 West. The project will be funded by Neighborhood Stabilization and CDBG Program funds. The total project cost is \$11,272,779, of which 85% is grant funds. The project will carry a permanent loan of \$1,698,953. The HCHA will serve as sole developer of the project. Construction is projected to begin April 2010. The project's design qualifies for a LEED Silver designation and will be the first affordable green housing building in Harris County.
- **Sierra Meadows** is a 90-unit LIHTC senior housing development to be constructed at Beltway 8 near Wilson Road. The project will be funded with 9% tax credits from TDHCA. The project was awarded tax credits on July 30, 2009. The total project cost is \$13,495,451, of which 60% is tax credit equity and \$2 million is HOME funds. The project will carry a permanent loan of \$3,000,000. The HCHA will serve as co-developer of the project, with Integrated Real Estate Development. Construction is projected to begin April 2010.
- **Patriots by The Lake Master Plan** - The master plan preliminary design and engineering phase has been completed. The lift station, force main and wastewater treatment plant construction design has begun. National and Regional VA support for the project has been obtained. The General Plan, Preliminary Plat and Final Plat for the development have been approved by the City of Houston. The Army Corps of Engineers approved and issued a permit for our storm water outfall into Lake Houston.

The Management of:

- The HCV Independence Homeownership program currently assists 19 families and HCHA seeks to double the number of families being assisted through this nationally award winning program.
- The MOD-Rehab, **Thomas Apartments**, an 8 apartment complexes remain 100% leased in the Crosby area and HCHA will continue to assist this property.
- HCHA closed the fiscal year with a 99% lease up rate for the Housing Choice Voucher program in March 2009.

Harris County Housing Authority Statement of Progress

- HCHA will seek to continue our successful run as a SEMAP High Performer, HUD's highest rating. HCHA seeks its 7th -12th consecutive year of this rating during this plan period.
- HCHA assisted more than 20,000 Disaster Housing Assistance Program (DHAP) clients by December 2009. HCHA will continue to act as a national leader in the field of Disaster Housing for the country. HCHA will serve more than 2,000 families in 2010.
- HCHA continues to assist the homeless population with the 72 Jackson Hinds SRO Units. This project will be supported by HCHA until the end of the 2014 PHA Plan.
- HCHA received the Nan McKay Award of Merit in Housing and Community Development in December 2009 and will seek other national awards through the plan period when merited.
- HCHA received the HUD DHAP Award in December 2009.

In 2010 HCHA will build two new developments for low and moderate-income residents of Harris County, house the homeless, provide for our seniors and create new homeowners. None of these great accomplishments can be completed without the vision and leadership of our Board of Commissioners. The vision and accomplishments are a direct result of the hard work and volunteer service to the community by the Harris County Housing Authority Board of Commissioners. Additionally, the direct credit goes to the staff and team members at HCHA who make all of our achievements possible.

PHA Goal: Expand the Supply of Assisted Housing

HCHA's lease up rate for the end of the budget year was maintained at 100%.

The HCHA has maintained the local preferences to include disabled/handicapped families.

Strategies to aggressively increase the number of housing choice vouchers, including special purpose vouchers targeted for the elderly and the disabled, will be pursued by appropriately responding to Notices of Funding Available (NOFA's) during the year 2010.

The HCHA has continued the development of affordable housing for seniors this year and will continue to add each year to reach the goal of 2000 units in the next five years or by 2014.

HCHA will seek an additional 1,000 vouchers for the senior and disable population from DHAP IKE to support these families recover in 2010 and 2011.

Harris County Housing Authority Statement of Progress

PHA Goal: Improve the Quality of Assisted Housing.

Extensive training and certification will continue for HCHA staff to improve the quality of service provided by our staff. The training will expand the knowledge that the experienced staff has acquired through years of service to Harris County residents and bring the staff up to date on current housing procedures and changes.

Customer service and satisfaction will continue. The HCHA will strive to achieve a 1/300 Case Manager ratio for 2010-2014.

PHA Goal: Increase Assisted Housing Choices

To increase housing choices for HCHA assisted housing participants, the voucher payment standards are reviewed annually. Increased market rents, compatibility with the private sector and availability of units are considered when reviewing the payment standards.

HCHA has increased housing choices through the assistance of the relocation specialist, which assist families to locate a unit during the moving process. The relocation specialist also assists with the rent reasonableness process to ensure the quality of units meet not only Housing Quality Standards (HQS), but expectations of the clients before lease up. The HCHA has also maintained the portability move-in and move-out process to one Case Manager who can better address the needs of the participant porting to HCHA or porting out to another agency.

HCHA is assisting 2,000 Disaster Housing Assistance Program (DHAP) Participants on the road to self-sufficiency while providing social service counseling.

HCHA has been asked by HUD and DHS to assist more than 12,000 families nationwide. This includes DHAP USA a program to assist victims of Hurricanes Katrina and Rita in 41 states. HCHA is now the premier disaster assistance housing authority in America. HCHA is capable of managing disaster housing throughout the United States of America and is considered the leader in this field.

PHA Goal: Promote Self-Sufficiency and Asset Development of Families and Individuals

Housing Choice Voucher families face a number of challenges on the road to economic independence and homeownership. They may lack the education, job experience, and knowledge of household financial management and self-confidence to successfully move from dependency to self-sufficiency. Some also face difficult personal obstacles, including difficulties raising children, health care problems, lack of transportation and childcare. The Housing Authority has formed partnerships with The Work Source and Harris County Social Services to provide every client an opportunity to seek employment or gain additional skills needed to be 100% self-sufficient. All clients receive JOB Counseling at least one time per year.

**Harris County Housing Authority
Statement of Progress**

PHA's Vision: A Ten Year Look Ahead – VISION 20/20

Housing Choice Voucher Program Automated – HCHA seeks to design and developed a state of the art internet voucher management where tenants and clients can apply and be recertified on line. The process will serve as a national model and save the industry hundred of millions of dollars nationally.

Green Affordable Housing Development – HCHA will develop the first green affordable housing building in Harris County, Texas.

Master Planned Veteran Communities – HCHA will develop the first master planned veteran community in America.

Disaster Research and Recovery Center – HCHA will develop a national model for damage assessment and risk assessment after a disaster.

Large Family Rental Housing – HCHA will develop an intergenerational mixed-use development for seniors and large families to live in close proximity to one another.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

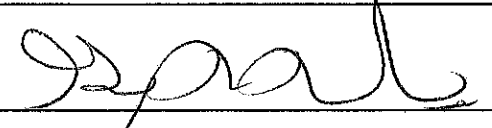
Harris County Housing Authority
PHA Name

TX441
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

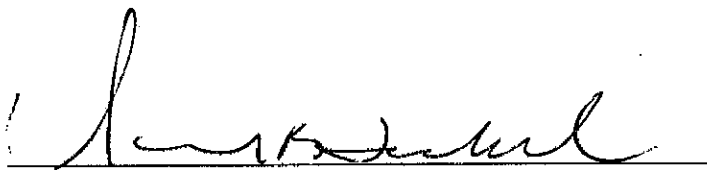
Name of Authorized Official Guy R. Rankin	Title Executive Director
Signature 	Date 1/1/10

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, David B. Turkel the Director, Community Services Department certify that the Five Year and Annual PHA Plan of the Harris County Housing Authority is consistent with the Consolidated Plan of Harris County prepared pursuant to 24 CFR Part 91.

 12/28/2009

Signed / Dated by Appropriate State or Local Official