



FY 2017

Annual PHA Plan

DRAFT

Attachment A

HCHA Statement of Progress

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

1.0	PHA Information PHA Name: <u>Harris County Housing Authority</u> PHA Code: <u>TX441</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2016</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: 4514 (HCV – 3906; VASH – 608)					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
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: To provide quality affordable housing and assist residents in achieving economic independence. See 5-Year Plan for HCHA's Vision Statement and Guiding Principles.					
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. See attached 2015 PHA Progress on Goals and Objectives.					

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Please see attached Administration Plan Changes from January 31, 2015 to January 31, 2016.</p> <p>HCHA has revised its payment standards since the last submission as shown below. These payment standards apply to all areas within HCHA's jurisdiction except those areas in which the HUD published small area FMR is less than 90% of the area-wide FMR; in these areas, HCHA has established a payment standard at 90% of the area-wide FMR.</p> <table border="1"> <thead> <tr> <th>Effective Date: 11/1/2014</th> <th>0 Bedroom</th> <th>1 Bedroom</th> <th>2 Bedroom</th> <th>3 Bedroom</th> <th>4 Bedroom</th> <th>5 Bedroom</th> <th>6 Bedroom</th> </tr> </thead> <tbody> <tr> <td>100%</td> <td>\$640</td> <td>\$771</td> <td>\$952</td> <td>\$1299</td> <td>\$1606</td> <td>\$1847</td> <td>\$2088</td> </tr> <tr> <td>110%</td> <td>\$704</td> <td>\$848</td> <td>\$1047</td> <td>\$1429</td> <td>\$1767</td> <td>\$2032</td> <td>\$2297</td> </tr> </tbody> </table> <p><i>*See attached service area map showing high opportunity zip codes with 110% fair market rent (FMR).</i></p> <p>(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.</p> <p>The public may obtain copies of the PHA plan from the following locations:</p> <ul style="list-style-type: none"> o Harris County Housing Authority at 8933 Interchange, Houston Texas 77054. o www.hchatexas.org <p style="text-align: center;">PHA Plan Elements</p> <p>Eligibility, selection and admission policies: See Administration Plan at www.hchatexas.org.</p> <p>Financial Resources: See attached FY2015 Budget; Unaudited Financial Statements for November 30, 2014.</p> <p>Rent Determination: See HCHA's Payment Standards listed above.</p> <p>Operation and Management: HCHA's formal policies and procedures are listed publicly at http://hchatexas.org/about-us/plans-policies-reports/.</p> <p>Grievance Procedures: See Administration Plan at www.hchatexas.org.</p> <p>Designated Housing for Elderly and Disabled Families: N/A. HCHA does not administer public housing.</p> <p>Community Service and Self-Sufficiency: HCHA does not administer a FSS program, but does provide referrals to local community services as appropriate.</p> <p>Safety and Crime Prevention: N/A. HCHA does not administer public housing.</p> <p>Pets: N/A. HCHA does not administer public housing.</p> <p>Civil Rights Certification: HCHA complies 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.</p> <p>Fiscal Year Audit: The HCHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937. See attached the most recent fiscal audit for FY2014.</p> <p>Asset Management: N/A. HCHA does not administer public housing.</p> <p>Violence Against Women Act (VAWA): No change</p>	Effective Date: 11/1/2014	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	100%	\$640	\$771	\$952	\$1299	\$1606	\$1847	\$2088	110%	\$704	\$848	\$1047	\$1429	\$1767	\$2032	\$2297
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Homeownership: HCHA currently has 24 Section 8 Homeownership participants.</p> <p>Project-based Vouchers: HCHA may use up to 20% of its HCV subsidy funds for project-based assistance. These vouchers may be used to encourage new construction or rehabilitation or to attach assistance to existing units to promote voucher utilization, expand housing choices, increase supportive housing options and de-concentrate poverty. HCHA has not yet identified prospective locations for the PBV program.</p>																								
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A. The HCHA does not administer Public Housing.</p>																								
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A</p>																								

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , 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.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> 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.
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. See attached 2015 Progress on Goals and Objectives.
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. See attached 2015 Progress on Goals and Objectives
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 2015 PHA Progress on Goals and Objectives. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" HCHA defines "substantial deviation" or "significant amendments or modification" as changes in the PHA Plan that change the mission or goals of HCHA and which require formal board approval. Local preferences benefitting homeless, formerly homeless or households at or below 30% area median income (AMI) do not constitute a significant amendment or substantial deviation or modification.
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. See Attached (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements. (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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.

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



Harris County Housing Authority

PHA PLANS

5 Year Plan for Fiscal Years 2015-2019

Annual Plan for Fiscal Year 2016

PHA PLAN

HARRIS COUNTY HOUSING AUTHORITY

PHA Information

PHA Name: Harris County Housing Authority

PHA Code: TX441

PHA Type: Administering Housing Choice Voucher (HCV) Only

PHA Fiscal Year Beginning: April 1, 2016

Inventory

Number of PH units: 0

Number of HCV units: 3906

Number of VASH units: 608

Submission Type

Annual Plan

[Omitted-Not Applicable]

5-Year Plan



Mission: State the PHA's Mission for serving the needs of the low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.

- **Mission Statement:** To provide quality affordable housing and assist residents in achieving economic independence.
- **Vision Statement:** To be a premier housing authority that is recognized for service to its residents.
- **Guiding Principles:**
 - Assist the most in need and most vulnerable
 - Reduce the number of homeless families

- Serve homeless and disabled Veterans
- Improve the self sufficiency of residents
- Ensure the safety and well-being of our residents
- Ensure fiscal integrity
- Provide quality management and proper maintenance of our facilities

Public Access

- **Public Access**
 - Information regarding any activities outlined in this plan may be obtained by contacting the Main Administrative Office of the PHA.
- **Display Locations for PHA Plans and Supporting Documents**
 - The PHA Plans (including attachments) and supporting documents are available for public inspection at:
 - Main Administrative Office of the PHA
 - PHA website

Annual Plan



B.1

Revision of PHA Plan Elements.

Housing Needs and Strategy for Addressing Housing Needs.

Update:

- ☑ Continue to operate HCHA's current housing choice voucher program between 100 and 110% of occupancy as permitted by HCHA's annual budget authority (ABA) and net restricted asset (NRA) account.
- ☑ Received additional VASH vouchers for homeless veterans. HCHA currently has 608 vouchers. HCHA will continue to work with the VA to house the veteran and encourage self achievement.
- ☑ Continue to provide a local preference for homeless families with school-aged children.
- ☑ Housing Needs of Families in the Jurisdiction as identified in the Consolidated Plan:

Low-income Households: "Low-income households have increased over the last five-year period. According to the 2009 Consolidated Housing Affordability Strategy (CHAS) data from HUD, 32.8 percent of all households in the CSD service area are low- to moderate-income. Of all households with at least one housing need, 78.5 percent of those are low- to

moderate-income. This represents 407,155 low-income households. Out of those 407,155 households, 81.8 percent have housing needs because of a housing cost burden greater than 30% of income, 16.0 percent because of overcrowding, and 2.1 percent because of a lack of plumbing infrastructure."

Renters/Owners: "According to the 2009 CHAS data, renters constitute 45.9 percent of all low- to moderate income households with at least one housing need and owners comprise 54.9 percent. Based on these totals, both renters and owners are in need of some form of housing assistance, such as rental assistance, housing rehabilitation, and new construction of affordable units. Renter and owner households in need of housing were determined based upon the estimated housing cost deficits and rehabilitation needs of those households. Households with housing needs are identified by high ("H"), medium ("M") and low ("L") need level in Table 5.1, Priority Housing Needs /Investment Plan Table."

Table 5.1 Priority Housing Needs/Investment Plan Table (Table 2A)

Household Type		Priority		Unmet Need
Renter	Small Related	0-30%	H	32,360
		31-50%	M	24,910
		51-80%	L	10,235
	Large Related	0-30%	H	12,025
		31-50%	H	6,370
		51-80%	M	1,357
	Elderly	0-30%	M	10,474
		31-50%	M	5,414
		51-80%	L	3,112
	All Other	0-30%	H	22,955
		31-50%	M	20,000
		51-80%	H	12,760
Owner	Small Related	0-30%	H	10,485
		31-50%	H	10,705
		51-80%	M	14,690
	Large Related	0-30%	H	5,085
		31-50%	H	5,805
		51-80%	M	5,140
	Elderly	0-30%	M	12,324
		31-50%	M	7,299
		51-80%	L	5,114
	All Other	0-30%	H	5,325
		31-50%	H	3,320
		51-80%	M	4,914
Non-Homeless Special Needs	Elderly	0-80%	H	7,016
	Frail Elderly	0-80%		
	Severe Mental Illness	0-80%		
	Physical Disability	0-80%	H	14,400
	Developmental Disability	0-80%		
	Alcohol/Drug Abuse	0-80%		
	HIV/AIDS	0-80%	H	1,500
	Victims of Domestic	0-80%		

*Number of units was determined using the 2009 Consolidated Housing Affordability Strategy (CHAS)

Large Households: "Large, related households of five or more persons face a number of housing challenges, most notably, finding an affordable residence large enough to accommodate all family members. According to the 2009 CHAS data, this household type accounts for 18.4 percent of all low- and moderate-income households in the CSD service area. Large related households earning less than 30 percent of the Median Family Income (MFI) face major housing affordability deficits, and based on estimated housing cost deficits, low- to moderate-income, large households are identified as having a high housing cost burden. There are 29,155 large, related households with housing needs because of a housing cost burden greater than 30 percent of income in Harris County. In particular, large households earning less than 30 percent of the MFI are faced with cost deficits of as much as \$750 in meeting the fair housing market rent of housing units with three-or-more bedrooms."

"Large households are threatened with housing-cost burdens due to the cost of existing housing and the lack of large, affordable rental housing units. According to HUD, the monthly fair market rent for three-bedroom units in the Harris County area was \$1,241 in 2011. For very-low (0-30 percent MFI) and low- (31-50 percent MFI) income families of five or more persons, a rent at this rate creates a significant housing deficit, often leading to overcrowding and other housing problems."

Small Related Households: "Small, related households of two to four persons are also in need of some form of housing assistance. According to the 2009 CHAS data, this household type accounts for 45.4 percent of all low- and moderate-income households in the CSD service area. Small related households earning less than 30 percent of the MFI face housing affordability deficits. There are 76,792 small related households with housing needs because of a housing cost burden greater than 30% of income."

Other Households: "All other households, primarily single persons living alone, face number of housing problems, most notably issues of substantial cost burden. There are 32,200 other households in the CSD service area with housing needs because of a housing cost burden greater than 30% of income. According to the CHAS data, other households make up 1.5 percent of households facing overcrowding issues."

Elderly Households: "According to the 2010 U.S. Census, there were 208,085 elderly (65 years and older) occupied housing units in Harris County (including CSD non-service area). According to CHAS data, low income households containing at least one elderly person (age 62 or older) make up 21.9 percent of all low-income households in the CSD service area. Low- to moderate-income elderly households are more likely to be in need of some form of housing assistance, such as minor rehabilitation, rental assistance, or utility assistance. There are 24,851 other households in the CSD service area with housing needs because of a housing cost burden greater than 30% of income."

Persons with Disabilities: "According to the 2010 U.S. Census Bureau profile for Harris County, there were over 360,000 non-institutionalized persons reporting a disability. As of 2010, the percentage of disabled persons who earned incomes below the poverty level was approximately 8 percent higher than the percentage of persons without a disability below the poverty level. The median earnings of persons between 16 years of age and older with a disability is \$21,949, compared to \$29,316 for persons without a disability. Lower earnings

make finding affordable and accessible housing more difficult for those individuals with a disability.”

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

- ☒ HCHA continues to review the preferences in order to ensure that the agency is addressing the community needs regarding housing. HCHA currently has four local preferences:

- 1) HCHA will offer the **first local preference** to up to but no more than 100 applicant households each year meeting all of the following criteria:
 - Qualify as homeless as defined by section 103 of the McKinney-Vento Act (42 U.S.C. 11302);
 - Are referred to HCHA by a homeless service provider with whom HCHA has executed a Memorandum of Understanding outlining the provider's responsibility to provide supportive services for the referred household;
 - Have at least one child enrolled in an elementary or secondary school, grades Kindergarten through 12th grade, in HCHA's service area; and
 - The referral form must include a commitment by the homeless service provider to provide housing search assistance and supportive services to help the household transition from homelessness to permanent housing, including complying with the Housing Choice Voucher program rules.
- 2) HCHA will offer the **second local preference** to up to but no more than 100 applicant households each year meeting all of the following criteria:
 - Qualify as homeless as defined by section 103 of the McKinney-Vento Act (42 U.S.C. 11302); and
 - Are referred to HCHA by Harris County's Mental Health Jail Diversion Pilot Program.
- 3) HCHA will offer the **third local preference** to up to but no more than 20 Shelter Plus Care voucher recipients each year referred to HCHA by an agency that administers Shelter Plus Care vouchers on behalf of Harris County and submits a Shelter Plus Care Referral Form indicating that the applicant is a suitable candidate for HCHA's Housing Choice Voucher program without receiving the ongoing social services provided by the Shelter Plus Care program. The referral form must include a commitment by the referring agency to provide housing search assistance and supportive services to help the household transition from Shelter Plus Care to HCVP, including complying with the HCVP rules.
- 4) HCHA will offer the **fourth local preference** to extremely low income working families. Working families include applicant families where the head, spouse or sole member is employed. Extremely low income applicant families where the head, spouse or sole

member is age 62 or older or is a person with disabilities will be given the benefit of the working family preference. Extremely low income applicant families where the head of household is the primary caregiver for a household member who requires twenty-four hour care will also be given the benefit of the working family preference provided there are no other non-senior, non-disabled adults in the household. Unless the need is readily apparent to HCHA staff members, HCHA may require documented evidence from a health care provider supporting the need for twenty-four hour care in order to qualify the family for this preference.

*In order to assist more families, HCHA will remove the fourth local preference. Removing the 4th preference will allow HCHA to assist more families that fall in the HCHA has established the very low income limit (A family whose annual income does not exceed 50 percent of the median income for the area, adjusted for family size.), as the income limit for admission to the program.

At least 75 percent of the families admitted to HCHA's program during a PHA fiscal year must be extremely low-income families (A family whose annual income does not exceed the higher of the Federal poverty level or 30 percent of the median income for the area, adjusted for family size.)

- ☒ Currently working with CSD developing housing communities.
- ☒ On September 1, 2015, HCHA broke ground for the development of Fenix Estates and currently working for another development Westlock.

Financial Resources

Annual Contribution for HCV Tenant Based Assistance

- 3906

Single Room Occupancy (SRO)

- 72

Mod Rehab

- 8

VASH

- 608

- ☒ Utilize funding to increase economic security and self-sufficiency.
 - As funding allows, establish a Family Self Sufficiency program that achieves a graduation rate of at least 50%.

- Coordinate local organizations capable of assisting HCHA non-senior, non-disabled tenants to grow their household income to 80% area median income or higher.
 - Reduce the number of long-term zero income families assisted by HCHA by providing increased scrutiny, referrals to career services, and access to appropriate public benefits.
- ☑ Utilize funding to improve housing stability for vulnerable populations, including the elderly, people with disabilities, homeless people, and those individuals and families at risk of becoming homeless.
- Continue local preferences that prioritize homeless families, especially homeless families with school-aged children.
 - Continue local preference that prioritizes the very low income elderly.
 - Continue local preference that prioritizes very low income people with disabilities.
 - Continue local preference that prioritizes the very low income working families.
- ☑ Utilize funding to improve public safety.
- Develop supportive housing for veterans and chronically homeless individuals, prioritizing individuals who are repeatedly jailed for minor offenses relating to homeless or untreated mental illness.
 - Promote a high level of coordination with law enforcement agencies to prevent and reduce crime.
 - Maintain the physical environment and design of HCHA-assisted residences, giving attention to physical safety and crime prevention.

Rent Determination.

HCHA revises the payment standard yearly for the Housing Choice Voucher Program. HCHA uses the 50th percental for Fair Market Rents (FMR). The payments standard is based on the 100% and 110% of the FMR

Number of Bedroom	Payment Standard (100%)	Payment Standard (110%)
0 bedroom	640	704
1 bedroom	771	848
2 bedroom	952	1047
3 bedroom	1299	1429
4 bedroom	1606	1767
5 bedroom	1847	2032
6 bedroom	2088	2297

- ☒ Build inclusive and sustainable communities free from discrimination.
 - Build energy-efficient and location-efficient communities that are healthy, affordable, and diverse.
 - Build communities that are affordable for very low income households without concentrating poverty.
 - Ensure HCHA's payment standards account for rental differences throughout Harris County.

- ☒ Transform the way HCHA does business.
 - Cultivate a culture among staff and board members that is focused on achieving HCHA's strategic mission in a responsive and customer-centered manner.
 - Ensure complete transparency regarding HCHA's financial management and decisions.
 - Ensure that landlords and tenants respect the integrity of the program to avoid fraud, waste and abuse.
 - Build staff capacity and professionalism to achieve HCHA's five year plan.

Operation and Management

Annual Contribution for HCV Tenant Based Assistance	3906
Single Room Occupancy (SRO)	72
Mod Rehab	8
VASH	608

Informal Review and Hearing Procedures

No revisions since last Annual Plan submission.

Homeownership Programs

HCHA currently has 24 active Homeownership participants.

HCHA's Homeownership program mission is to assist families in obtaining self-sufficiency by assisting in purchasing their own home. Under HUD regulations, HCHA requires that certain criteria's are met before the commencement of homeownership assistance.

In order to be eligible:

- ☒ The family must have been admitted to the HCV Program
- ☒ Must qualify as a first-time homeowner, or may be a cooperative member.
- ☒ The family must meet the Federal minimum income requirement. For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
- ☒ For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.
- ☒ The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (and has been continuously so employed during the year before commencement of homeownership assistance for the family. **The employment requirement does not apply to elderly and disabled families.**
- ☒ The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
- ☒ Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- ☒ Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

HCHA does not have a Family Self Sufficiency Program at this time.

Substantial Deviation

No changes since the last Annual/5 year Plan

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

HCHA does not have a Family Self Sufficiency Program at this time.

Significant Amendment / Modification

HCHA has not made any significant changes since the last Annual Plan.

Hope VI

HCHA does not administer Public Housing

Mixed Finance Modernization or Development

HCHA does not administer Public Housing

Demolition and/or Disposition

HCHA does not administer Public Housing

Conversion of Public Housing

HCHA does not administer Public Housing

Project-Based Vouchers

- ☒ HCHA will operate a project-based voucher program using up to 20 percent of its budget authority for project-based assistance. PBV assistance may be attached to existing housing or newly constructed or rehabilitated housing

Other Capital Grant Programs

HCHA does not administer Public Housing

☒ B. 3

Progress Report

Progress Report

Cultivate a culture among staff and board members that is focused on achieving HCHA's strategic mission in a responsive and customer-centered manner.

HCHA's stated mission for the past 5 years was to promote innovative housing communities and encourage clients to achieve self-sufficiency. The first portion of this mission is difficult to define let alone quantify. All members of the prior administration which set this mission statement are no longer with HCHA, so the current administration chooses not to comment on whether HCHA has made progress toward the mission of promoting "innovative housing communities." The second portion of this mission statement is clearer. For most of the past five years, HCHA has made little progress

towards encouraging clients to achieve self-sufficiency. The Family Self Sufficiency ended in 2006. Other than a small homeownership program, tenants were provided few services to encourage self-sufficiency. In March 2013, more than 10% of HCHA's HCV tenants reported zero income. That number has decreased since then to approximately 2.5%.

☑ **Progress in meeting goals**

HCHA's stated goals for the last five years are as follows, with a brief commentary on each goal.

- 1) **Increase the availability of decent, safe and affordable housing:** HCHA made significant strides toward achieving this goal both by increasing its number of HCV vouchers and by developing affordable housing through the use of grants and the federal Low Income Housing Tax Credit (LIHTC) program.
- 2) **Expand the supply of supportive housing:** HCHA is currently in development of building a supportive housing. HCHA is working with local entities to develop 85 units of supportive housing for homeless veterans and chronically homeless individuals with disabilities.
- 3) **Improve the quality of supportive housing:** *See response above.*
- 4) **Increase supportive housing choices:** HCHA has been diligent on the goal of increasing supportive housing choices. Development for Fenix estates has begun.
- 5) **Improve the quality of life and economic vitality:** HCHA did make significant strides towards improving the quality of life of its residents at its LIHTC and other developments. Specifically, HCHA developed the following quality developments during the preceding five years:
 - a. **Cypresswood Estates**
 - b. **Sierra Meadows**
- 6) **Provide an improved living environment:** Through both its Housing Quality Standards for HCV and the above listed new developments, HCHA makes significant strides towards providing an improved living environment for its residents.
- 7) **Promote self-sufficiency and asset development of families:** HCHA will continue to seek funding to re-launch its Family Self-Sufficiency program. If

HCHA receives the requested funding, promoting economic self-sufficiency will become a significant goal for all its non-senior, not disabled families.



B. 4

Most Recent Fiscal Year Audit

**Fiscal Year Audit
2016 - 2017**

See Attached draft of the Fiscal Year Audit

Other Documents and/or Certification Requirements



C.1

Other document and/or Certification Requirements.

Certification

See Attached HUD Form 50077 - ST, Certification of Compliance with PHA Plans and Related Regulations



C.2

Civil Rights Certification

Certification

See Attached HUD Form 50077-ST, Certification of Compliance with PHA Plans and Related Regulations



C.3

Resident Advisory Board (RAB) Comments

RAB Comments

The RAB meeting was conducted on October 23, 2015. 42 HCHA tenants were invited to attend. Only 2 showed. The meeting consisted of a powerpoint presentation and discussion. The discussion included the pending changes to the administrative plan. Copies of the pending changes were given to the RAB in

attendance. Both parties responded favorable to our current process and the changes that will be proposed. Also, thanked and praised the staff for the work that they are doing with the community.



C.4 Certification by State or Local Officials

Certification

See Attached HUD Form 50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

Statement of Capital Improvements



D.1 Certification by State or Local Officials

Capital Improvements

HCHA does not administer Public Housing

Attachment B

**Form HU-50077 PHA
Certification of Compliance**

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

**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 X Annual PHA Plan for the PHA fiscal year beginning 2016, 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.

PHA Name _____

PHA Number/HA Code _____

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

X Annual PHA Plan for Fiscal Years 20 16 - 20 17

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 Horace Allison	Title Executive Director
Signature	Date

Attachment C

Form HU-50077 SL

Certification of Consistency

**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.

 2-3-15

Signed / Dated by Appropriate State or Local Official

Attachment D

Organizational Chart

Attachment E

Civil Rights Certification

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Harris County Housing Authority

TX441

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompanying 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	Kerry Wright	Title	Chairman
Signature		Date	

Attachment F

VAWA Certification



Violence Against Women Reauthorization Act of 2013 (VAWA)

The Harris County Housing Authority (HCHA) administers all programs in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA). The HCHA's Administrative Plan policy regarding VAWA was approved February 21, 2007 and is reviewed annually. Families and their landlords are briefed annually and are given information regarding VAWA.

Horace Allison
Chief Executive Officer

Date