

# **NOTICE OF PUBLIC HEARING ON THE FWHS 2021 ANNUAL PLAN**

**Thursday, June 17, 2021 – 6:00 p.m.**

**Fort Worth Housing Solutions (FWHS)  
Administrative Office  
1201 East 13th St., Fort Worth, TX 76102**

The Quality Housing & Work Responsibility Act of 1998 requires Public Housing Authorities to submit Agency Plans covering operations of the Public Housing and Housing Choice Voucher Programs. The FWHS Board approved a proposed 2021 Annual Plan in November 2020.

The U.S. Dept. of Housing & Urban Development has requested a revision of the 2021 Proposed Plan. The purpose of the June 17, 2021 Meeting is to hear comments from the public on the revised Plan.

Prior to the Public Hearing a draft of the revised Plan follows this notice with the changes highlighted in **yellow**.

The document will also be available  
at the FWHS Administrative Office, 1201 E. 13th St., Fort Worth, TX 76102  
8:30 a.m. – 3:30 p.m., Monday – Thursday

Written comments may be sent to FWHS prior to the Hearing to the address above, Attention 2021 Agency Plan, or via email to [AgencyPlan@fwhs.org](mailto:AgencyPlan@fwhs.org)



All facilities are wheelchair accessible. For accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 at least 48 hours in advance of the hearing.



<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

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

A.	PHA Information.																																
A.1	<p> <b>PHA Name:</b> Fort Worth Housing Authority dba Fort Worth Housing Solutions <b>PHA Code:</b> TX004  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/2021  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> 584  <b>Number of Housing Choice Vouchers (HCVs)</b> 5822  <b>PHA Plan Submission Type:</b> <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th data-bbox="167 1444 441 1518" rowspan="2">Participating PHAs</th> <th data-bbox="441 1444 573 1518" rowspan="2">PHA Code</th> <th data-bbox="573 1444 872 1518" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="872 1444 1144 1518" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1444 1448 1518">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1144 1518 1289 1612">PH</th> <th data-bbox="1289 1518 1448 1612">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1518 441 1612">Lead PHA:</td> <td data-bbox="441 1518 573 1612"></td> <td data-bbox="573 1518 872 1612"></td> <td data-bbox="872 1518 1144 1612"></td> <td data-bbox="1144 1518 1289 1612"></td> <td data-bbox="1289 1518 1448 1612"></td> </tr> <tr> <td data-bbox="167 1612 441 1707"></td> <td data-bbox="441 1612 573 1707"></td> <td data-bbox="573 1612 872 1707"></td> <td data-bbox="872 1612 1144 1707"></td> <td data-bbox="1144 1612 1289 1707"></td> <td data-bbox="1289 1612 1448 1707"></td> </tr> <tr> <td data-bbox="167 1707 441 1801"></td> <td data-bbox="441 1707 573 1801"></td> <td data-bbox="573 1707 872 1801"></td> <td data-bbox="872 1707 1144 1801"></td> <td data-bbox="1144 1707 1289 1801"></td> <td data-bbox="1289 1707 1448 1801"></td> </tr> <tr> <td data-bbox="167 1801 441 1906"></td> <td data-bbox="441 1801 573 1906"></td> <td data-bbox="573 1801 872 1906"></td> <td data-bbox="872 1801 1144 1906"></td> <td data-bbox="1144 1801 1289 1906"></td> <td data-bbox="1289 1801 1448 1906"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b><u>Statement of Housing Needs and Strategy for Addressing Housing Needs</u></b></p> <p>With more than 909,000 residents, Fort Worth is the 13th largest city in the U.S. and the second largest city in the Dallas-Fort Worth-Arlington metropolitan area. It is the county seat of Tarrant County, which spans 350 square miles and has population of more than 2.1 million. Fort Worth has become one of the fastest-growing cities in the United States in recent years and has more than doubled its population in the last 30 years.</p> <p>Unfortunately, like most major cities, Fort Worth and its metropolitan area suffer from a widening gap of affordable homes, especially for extremely low-income households and households at or below 50% of the area median income (AMI).</p> <p>The National Low-Income Housing Coalition reports that the Dallas-Fort Worth-Arlington metropolitan area lacks 151,930 affordable and available housing units for extremely low-income household, defined as those with incomes below the poverty line or 30% of the area median income(AMI), whichever is greater. The data is detailed in the NLIHC's March 2020 report <a href="#">"The Gap: A Shortage of Affordable Homes,"</a> and is based on the Census Bureau's 2018 American Community Survey. The nonprofit advocacy group found that the region has only 21 affordable and available units for every 100 extremely low-income households in need of rental housing.</p> <p>The Fort Worth-Arlington HMFA is the fifth most expensive market in Texas, according to the NLIHC's <a href="#">"Out of Reach 2020"</a> report. Renters seeking a market-rate two-bedroom unit would need to earn \$22.40 an hour, the report says. The fair-market rate for a two-bedroom rental is \$1,165 in 2020. A household would have to earn \$46,600 a year to afford such unit. A household earning 30% of AMI could afford to pay \$611 a month, the report shows.</p> <p><a href="#">Tarrant County's 2020-2024 Consolidated Plan</a>, published on March 23, 2020, described a housing market in which both rental costs and home values have been steadily increasing with signs of slowing, but not decreasing. The cost of rental units has increased and current builds cater more towards incomes that can afford above market rates. The majority of multi-family units are market rate with approximately 10% of all units considered affordable, the report says.</p> <p>Landlords that have offered affordable units increasing are raising rental rates as there is not enough supply to meet the demands of new residents moving into the region for work who can afford the higher rents. This practice leaves households and individuals who cannot afford market-rate rents with few options, the report says.</p>

The City of Fort Worth's 2018 Assessment of Fair Housing identified rising housing costs and limited access to housing assistance as the primary obstacles low-income families and persons living on fixed incomes, including seniors and persons with disabilities, face in securing housing. Other issues identified in the 2019 assessment include:

- Landlords who do not accept renters paying with housing subsidies.
- Community opposition to the spread of affordable housing.
- Affordable transportation options are not adequate to support participation in work, commercial, civic, and recreational activities.
- Limited or fixed incomes for persons living with disabilities that make it exceedingly difficult to find housing they can afford.
- Conflict resolution between landlords and residents.
- Older, lower-income neighborhoods in need of investment in public infrastructure, retail services and recreational opportunities.

Fort Worth Housing Solutions was established as the Housing Authority of the City of Fort Worth in 1938 to provide decent, safe housing for low- to moderate income people. The agency's modern-day vision is that all people will have access to quality, affordable housing that provides the foundation to improve lives. Our mission is to develop housing solutions where people flourish.

To address affordable housing needs in Fort Worth, Fort Worth Housing Solutions has adopted the following goals and strategies as part of its most recent Five-Year Agency Plan:

**GOAL ONE: CREATE A DIVERSE AND ECONOMICALLY SUSTAINABLE REAL ESTATE PORTFOLIO**

**GOAL TWO: PROVIDE A FOUNDATION FOR IMPROVING LIVES**

**GOAL THREE: DEVELOP A CONTINUOUSLY IMPROVING AND EFFICIENT OPERATION**

**GOAL FOUR: DEVELOP A SUSTAINABLE BUSINESS MODEL**

To achieve these goals, FWHS is pursuing these core strategies:

- Creating public/private partnerships for the development of mixed-income, mixed-use housing;
- Leveraging additional resources to replace public housing units with Rental Assistance Demonstration (RAD) units;
- Applying for additional Housing Choice Vouchers as they become available, including special purpose vouchers for targeted groups such as the elderly, the disabled, veterans and the homeless; and
- Implementing a HUD Choice Neighborhood Initiative grant to develop new, affordable housing options in a historic Fort Worth neighborhood while providing residents essential resources and catalyzing private development in the area;
- Pursuing grants and other funding in support of Permanent Supportive Housing for persons experiencing homelessness.

These strategies are increasing the supply of affordable housing units, increasing access to affordable housing in high opportunity areas, and helping maintain and improve the quality, management and community impact of publicly supported housing.

## FWHS Wait Lists Illustrate the Need for Affordable Housing

FWHS has a central Wait List for the Housing Choice Voucher Program and site-based Wait Lists for each of its HCVP Project-Based Voucher communities. Table 1 includes data for the HCVP Wait List from the last time the wait list was opened and a limit of 5,000 applications was set. Table 2 includes data from the combined PBV Wait Lists.

Table 1

HCV Wait List		
Income	Total	Percent
All Income Ranges	2,022	100.00%
Extremely Low Income ( $\leq 30\%$ AMI)	1,663	82.25%
Very Low Income (31%-50% AMI)	298	14.74%
Low Income (51%-80% AMI)	50	2.47%
Undefined	11	0.05%
Race		
African-American	1,464	72.40%
American Indian	15	0.74%
Asian	14	0.69%
White	491	24.28%
Native Hawaiian/Pacific Islander	12	0.59%
Undefined	26	1.29%
Ethnicity		
Hispanic	183	9.05%
Not Hispanic or Latino	1,839	90.95%
Family Type		
Families with Children	816	40.36%
Families without Children	422	20.87%
Families Undefined	784	38.77%
Elderly & Disabled		
Disabled	714	35.31%
Elderly	70	3.46%

Table 2

Combined Project-Based Voucher Wait Lists		
Income	Total	Percent
All Income Ranges	30,617	100.00%
Extremely Low Income ( $\leq 30\%$ AMI)	25,529	83.38%
Very Low Income (31%-50% AMI)	4,277	13.97%
Low Income (51%-80% AMI)	705	2.30%
Undefined	106	0.35%
Race		
African-American	23,370	76.33%
American Indian	254	0.83%
Asian	188	0.61%
White	6,320	20.64%
Native Hawaiian/Pacific Islander	104	0.34%
Undefined	381	1.24%
Ethnicity		
Hispanic	2,923	9.55%
Not Hispanic or Latino	27,686	90.43%
Not Assigned	0	0.00%
Family Type		
Families with Children	17,929	58.56%
Families without Children	5,391	17.61%
Families Undefined	7,297	23.83%
Elderly & Disabled		
Disabled	6,691	21.85%
Elderly	606	1.98%

**Financial Resources**

FWHS utilizes federal grants, non-federal grants and local income to support the various housing programs that it administers. The following general categories provide a listing of anticipated resources and planned uses that are available to FWHS:

<b>SOURCES</b>		<b>PLANNED USES</b>
<b>1</b>	<b>Federal Grants (FY 2020 grants)</b>	
<b>a</b>	Public Housing Operating Fund	PH Operations; RAD Initial Year Funding
<b>b</b>	Public Housing Capital Fund	PH Modernization and Rehab
<b>c</b>	Public Housing Capital Fund	PH RAD Conversions; RAD Initial Year Funding
<b>d</b>	Public Housing Resident Opportunity & Self Sufficiency Program	Residents Self Sufficiency & Supportive Services
<b>e</b>	Annual Contribution for Section 8 Tenant Based Assistance	HAP & HCV Operations
<b>f</b>	Annual Contribution for Section 8 Project Based Assistance	HAP & HCV Operations
<b>g</b>	Annual Contribution for Project Based Rental Assistance Public Housing /Housing Choice Voucher Family Self-Sufficiency Grant Continuum of Care Grants	PBRA HAP  PH Resident Services; Coordinator's salary and benefits Housing for Homeless with disabilities
<b>2</b>	<b>Other Grants</b>	
<b>a</b>	Directions Home Voucher Program Grant	Housing for Chronically Homeless
<b>b</b>	Homeless Housing and Services Program	Housing for Homeless
<b>c</b>	Healthy Community Collaborative Program	Homeless Mental Health Services
<b>d</b>	Fannie Mae Supportive Housing Grant	Housing First Program
<b>e</b>	Miscellaneous Grants from Private Banks	Various Housing Purposes
<b>f</b>	Choice Neighborhood Implementation	Redevelopment of the Stop Six/Cavile Neighborhood
<b>g</b>	CARES Act Supplemental Funds	Preventing, Preparing for and Responding to COVID-19
<b>3</b>	<b>Public Housing Dwelling Rental Income</b>	PH Operations
<b>4</b>	<b>Other Income</b>	
<b>a</b>	Non-Dwelling Rental Income	PH Operations
<b>b</b>	Investment Income	PH Operations
<b>c</b>	Excess Utilities	PH Operations
<b>d</b>	Miscellaneous Charges	PH Operations
<p><b><u>Operation and Management</u></b></p> <p>Since the last Agency Plan, FWHS has made the following changes to the Housing Choice Voucher Program Administrative Plan and Public Housing Admissions and Continued Occupancy Policy:</p> <ul style="list-style-type: none"> <li>• The Screening and Eviction for Drug Abuse and Other Criminal Activity (SEDACA) Policy for the HCVP and Public Housing programs was revised to make only <b>felony</b> drug-related criminal activity within the last five years disqualifying.</li> <li>• Obsolete admissions preferences for the HCV program were deleted.</li> <li>• New homeless preferences that are required for the Mainstream grant were added.</li> <li>• A Violence Against Women Act (VAWA) preference for victims of domestic violence who are FWHS Public Housing or Rental Assistance Demonstration (RAD) program residents and need an external emergency transfer under VAWA when there are no PH or RAD units available.</li> </ul> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>The Deconcentration Policy is included in the Admissions and Occupancy Policy that was submitted to HUD.</p>		

**New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☒ ☐ Hope VI or Choice Neighborhoods.  
☐ ☒ Mixed Finance Modernization or Development.  
☒ ☐ Demolition and/or Disposition.  
☐ ☒ Designated Housing for Elderly and/or Disabled Families.  
☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.  
☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.  
☐ ☒ Occupancy by Over-Income Families.  
☐ ☒ Occupancy by Police Officers.  
☐ ☒ Non-Smoking Policies.  
☒ ☐ Project-Based Vouchers.  
☒ ☐ Units with Approved Vacancies for Modernization.  
☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Hope VI or Choice Neighborhoods**

FWHS applied for and received a \$35 million Choice Neighborhood Implementation (CNI) grant in 2020 for the redevelopment of J.A. Cavile Place Apartments following the Section 18 approval for J.A. Cavile public housing community in 2019 and the subsequent relocation of the residents. The Choice Neighborhood Implementation grant focuses on three goals:

- Housing: Replace distressed public housing with high-quality mixed income housing that is well-managed and responsive to the needs of the surrounding neighborhood.
- People: Improve the outcomes of families returning to Cavile/Stop Six community related to employment and income, health, and children's education; and
- Neighborhood: Create the conditions necessary for public and private investment in the neighborhood.

The demolition of the J.A. Cavile apartments is expected to begin in fourth quarter of 2020 and is expected to be complete by the end of the second quarter of 2021. CNI grant funds will be used to initiate the redevelopment of J.A. Cavile Place and the Stop Six community. Replacement housing will include 300 project-based vouchers, low-income housing tax credit and market-rate units. More detail about the Housing plan is available at

<https://stopsixcni.org/housing/>.

**Demolition and/or Disposition**

- 1) FHWS has an approved Inventory Pic Removal Application (DDA0009032-Section 18 Demolition) for TX004000003 – JA Cavile Apartments which is 300 public housing units. The demolition of these units will begin 12/2020 and the estimated completion date is 5/2021. At the completion of demolition, FWHS will request the assistance of HUD to begin the process of removing the 300 units from HUD's PIH Information Center (PIC), and FWHS's public housing portfolio.

Project Number	Project Name	ACC Unit Count	DDA Number	HUD Approval Month/Date/Year	Number of Units Approved/Proposed for Removal	Actual or Estimated Completion Month/Date/Year
TX004000003	Cavile Place	300	DDA0009032 (Demolition)	04/16/2019	300	05/01/2021
Total		300				

- 2) Disposition and/or sale for former Whispering Oaks Apartments, currently vacant land.



### **Repositioning of Public Housing**

The Cavile's, TX004000003, demolition (300 units) and the final Butler, TX004000002, RAD conversions (42 units) will be completed May 1, 2021. FWHS plans to convert the following projects to a Section 8 Housing Choice Voucher Program after it meets the eligibility requirements specified in Section 3 of Notice PIH 2019-05 and the Agency Plan submission requirements or Significant Amendment to the Annual PHA Plan is approved by HUD, and the Conversion Plan is included in the Annual PHA Plan:

- 1) Butler Place - TX004000002 (179 units) is part of FWHS's effort to reposition the remaining public housing portfolio, FWHS plans to convert these units to a Tenant-Based Assistance program.
- 2) Scattered Site - TX004000016 (16 units) is part of FWHS's effort to reposition the remaining public housing portfolio, FWHS plans to convert these units to a Tenant-Based Assistance program.
- 3) Sycamore Center Villas - TX004000019 (47 units) is part of FWHS's effort to reposition the remaining public housing portfolio, FWHS plans to convert these units to a Tenant-Based Assistance program

Project Number	Project Name	ACC Unit Count	DDA Number	HUD Approval Month/Date/Year	Number of Units Approved/Proposed for Removal	Actual or Estimated Completion Month/Date/Year
TX004000002	Butler Place	179			179	
TX004000016	Scattered Site	16			16	
TX004000019	Sycamore Center	47			47	
Total		242				

FWHS plans to reposition the remaining public housing units and will adhere to applicable requirements in Section 4 of Notice PIH 2019-05. This will provide FWHS with greater flexibility to address the affordable housing needs of the City of Fort Worth.

### **Conversion of Public Housing to Project-Based Assistance under RAD**

FWHS withdrew the public housing portfolio RAD Commitment to enter into a Housing Assistance Payment, or CHAP on May 12, 2020. However, FWHS has received HUD approval for two (2) remaining RAD Conversions (DDA0003045, DDA0003456) for TX004000002 – Butler Place Apartments. The final conversion is estimated to be completed 05/01/2021. Upon completion of the conversions, 42 public housing units will be removed from PIC and FWHS's public housing portfolio.

Project Number	Project Name	ACC Unit Count	DDA Number	HUD Approval Month/Date/Year	Number of Units Approved/Proposed for Removal	Actual or Estimated Completion Month/Date/Year
TX004000002	Butler Place	22	DDA0009345 (RAD Conversion)	04/11/2019	22	12/01/2020
TX004000002	Butler Place	20	DDA0009346 (RAD Conversion)	06/06/2019	20	05/01/2021

### **Project-Based Vouchers**

Consistently with FWHS' plan to increase affordable housing units, FWHS may use HCVP vouchers for project basing on units owned by FWHS, in joint ventures with private developers, or solely from other private developers intending to create new affordable housing units. FWHS plans to award up to 20% of its vouchers under the Annual Contributions Contract (ACC) for tenant-based Housing Choice Voucher Program for Project-based Vouchers. FWHS also plans to allocate any newly-awarded, special-funded vouchers such as Mainstream to Project-Based Voucher units.

PBVs will be awarded to projects throughout the Fort Worth area and in locations that will further fair housing opportunities for low-income families, homeless individuals and families, youth aging out of foster-care, elderly persons, disabled persons, veterans, and COVID-19 vulnerable persons.

The following PBV contracts are anticipated:

Project Name	Location	# of Units
Stallion Ridge	Race Street and Shelby Lane, Everman TX	20
Patriot Pointe	2101 & 2151 SE Loop 820, Fort Worth TX	22
Casa De Esperanza	3808 Tanacross Drive, Fort Worth TX	119
Cowan Place (Phase I Choice Neighborhood)	Stop Six Neighborhood, Fort Worth TX	50
Phase II (Choice Neighborhood)	Stop Six Neighborhood, Fort Worth TX	60
Permanent Supportive Housing Project	TBD	100

**Units with approved Vacancies for Modernization**

In accordance with PIH 2011-7 and 24 CFR 905.200 FWHS submitted a request to HUD for a IMS-PIC unit designation change for the following AMPS

TX004000019 – Sycamore Center Apartments

TX004000002 – Butler Place Apartments

The request was approved and the status of these units changed to a HUD approved vacant FWHS plans to convert these vacant units to a Section 8 housing assistance program in accordance PIH 2019-05.

<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.5</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The progress in meeting FWHS' Mission and Goals are as follows:</p> <p><b><u>GOAL ONE: CREATE A DIVERSE ECONOMICALLY SUSTAINABLE REAL ESTATE PORTFOLIO</u></b></p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>A. Create and implement a portfolio plan</li> <li>B. Increase developer partnership</li> <li>C. Create and improve quality, accessible affordable housing in high-opportunity areas</li> <li>D. Defuse opposition and build support for affordable housing and redevelopment</li> <li>E. Maintain and improve the quality, management and community impact of publicly supported housing</li> </ul> <p>Status:</p> <ul style="list-style-type: none"> <li>A. FWHS has developed a process for reviewing its current portfolio on a quarterly basis to identify opportunities for refinancing, selling, or repositioning our assets.</li> <li>B. FWHS has used the RFQ process to pre-qualify developer partners with experience and capacity in developing mixed-income affordable housing.</li> <li>C. FWHS was awarded a \$35 Choice Neighborhood Implementation grant in April 2020 for the redevelopment of J.A. Cavile Place apartments and the Stop Six neighborhood. This grant will support 300 project-based voucher units and an additional 690 affordable housing units.</li> <li>D. FWHS will have acquired, constructed, or partnered in 40 properties that have increased affordable housing opportunities in the city by the end of 2020. Another five properties representing 1,013 units are in the development pipeline. The Development and Asset Management team is reviewing the condition of the organization's existing housing portfolio and planning repairs and renovations needed to bring each property to market-level condition.</li> <li>E. FWHS has completed its final RAD transaction and has successfully converted a total of 448 public housing units to the RAD program. The remaining 250 public housing units will be part of Streamlined Voluntary Conversion or other HUD alternatives for the repositions of public housing.</li> <li>F. FWHS successfully relocated J.A. Cavile Place residents under Section 18 Demolition/Disposition, and the property closed in June 2020. Through the CNI, FWHS plans to develop up to 1,000 units of replacement housing in the new mixed use/mixed income community.</li> <li>G. FWHS has implemented a Landlord Outreach Program for Assisted Housing Programs, including a Take One campaign. The agency extended a special enrollment incentive to new HCV program landlords in fall 2020 to increase program participation.</li> <li>H. FWHS has partnered with the Apartment Association of Tarrant County to recruit new landlords.</li> <li>I. FWHS has revamped the Landlord Advisory Committee to address issues of landlords participating in its Assisted Housing Programs.</li> </ul>

GOAL TWO: PROVIDE A FOUNDATION FOR IMPROVING LIVES

Objectives:

- A. Develop properties in locations that support improving lives through access to schools, transportation, jobs, and services.
- B. Establish policies and incentives that support movement to self-sufficiency.
- C. For children and youth, support other organizations that serve the population.
- D. For work-able population, promote financial independence and self-sufficiency.
- E. For seniors who are capable of independent living, support their effort to age in place.
- F. For special needs populations, including people who are chronically homeless, develop service partnerships to secure and maintain housing by leveraging Project-Based Vouchers and other resources.
- G. Increase affordable housing options, including more available units, for families in Assisted Housing programs.

Status:

- A. FWHS continues to identify properties throughout Fort Worth that provide better access to higher performing schools, transportation, high job growth and supportive services. Over the past five years, FWHS has acquired, entered into partnerships or co-developed 13 properties in areas of higher opportunity. FWHS will continue to work closely with school districts, the City of Fort Worth and Trinity Metro, the area transportation authority, to ensure future developments are also located in areas of opportunity.
- B. FWHS entered into a partnership with Ojala Partners LP to provide permanent supportive housing for residents facing homelessness who are high risk of COVID-19 because of their age or underlying health condition. An extended stay hotel is being converted to 119 apartments using Project-Based Vouchers for operating subsidy. The City of Fort Worth is providing CARES Act funds to assist with the acquisition of the property and the provision of some of the supportive services. Additional partnerships in the project include Presbyterian Night Shelter, MHMR (My Health, My Resources) and JPS Health Network for onsite mental health/substance abuse counseling, case management and medical navigation.
- C. FWHS applied for special purpose vouchers to expand housing options for certain populations in need. HUD awarded FWHS 260 Mainstream vouchers for persons under 62 with disabilities. HUD awarded 56 Family Unification Program vouchers for families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, in/out-of-home care, or the delay in the discharge of the child to the family from out-of-home care; or youth up to age 24 who have aged out of foster care.
- D. FWHS continues to encourage resident participation in self-sufficiency programs that include ROSS Service Coordination and Family Self-Sufficiency/ Homeownership. These programs provide residents with vocational, educational, employment services, child care, youth services and other ancillary services that are designed to improve the lives of our clients. As the COVID-19 pandemic arrived in North Texas, FWHS and its community partners worked closely to establish virtual classes and online training programs to ensure that residents continued to have access and opportunities to services.
- E. FWHS RAD conversions and the Section 18 Demolition/Disposition for Cavile Place Apartments have deconcentrated poverty by providing residents options to live in high opportunity locations and developments across the city of Fort Worth.
- F. FWHS continues to partner with Wells Fargo, Bank of Texas, Prosperity Bank and several other banks to provide financial literacy and homeownership programs. FWHS recently received \$5,000 from Wells Fargo bank to expand its financial literacy and homeownership programs. As a result of COVID-19, classes virtual classes and training were held monthly.
- G. FWHS' partnerships supporting youth include: YMCA Amaka Child Care Center, a 4 Star, Texas Rising Star accredited facility located on FWHS' largest public housing site; Silhouettes, a girls mentoring program developed in partnership by Alpha Kappa Alpha sorority; and the Boys and Girls Club of Greater Tarrant County.
- H. FWHS continues to partner with Tarrant County College to provide ongoing vocational and occupational training, including GED, Adult Literacy, Computer and other training. These classes were transitioned to online programs as a result of COVID-19.

- I. FWHS offers assistance to elderly and disabled program participants that makes it easier for them to ‘age in place’ and live independently. Assistance includes help with budgeting and housekeeping; free meal services; rent and utilities assistance; healthcare services; transportation; Social Security, SSI, Medicare or Medicaid, and Lone Star.
- J. FWHS and the City of Fort Worth’s EnVision Center continued to provide assistance with activities that include Economic Empowerment, Education Advancement, Health and Wellness and Character and Leadership. Most of these programs transitioned to a virtual platform as a result of COVID-19.
- K. FWHS has provided Project-Based Voucher Permanent Supportive housing units for the chronic homeless and was awarded \$1.8 million to implement a rapid rehousing program to assist 75 homeless families with housing and supportive services, received 15 VASH vouchers to provide housing assistance to homeless Veterans and through the city of Fort Worth’s CARES Act allocation, FWHS was awarded \$9.3 million to develop over 100 permanent supportive housing units for COVID-vulnerable homeless persons.

**GOAL THREE: DEVELOP A CONTINUOUSLY IMPROVING AND EFFICIENT OPERATION**

**Objectives:**

- A. Clearly define the organizational structure and staffing plan.
- B. Leverage use of performance metrics to evaluate the organization.
- C. Build a system of training, mentoring, and coaching to empower employees to reach their full potential.
- D. Facilitate the Board in developing additional expertise.
- E. Leverage technology to consistently elevate the organization's performance.

**Status:**

- A. FWHS continually analyzes its organizational structure and staffing needs, as well as staff capacity, to determine where efficiencies can be realized through realigning staff and skills throughout the organization.
- B. FWHS continues to work on an internal measurement system to evaluate the organization’s performance on both internal measures and external measures.
- C. Implemented an online benefit enrollment system to improve efficiencies and reduce paperwork. Implemented a Mobile App for benefits to allow a tailored communication platform and give employees improved access to their benefits information.
- D. Hired new Director of HR; promoted within for the new SVP/Deputy Director position; hired a new Director of Safety and Communications Manager in order to provide more strategic leadership support.
- E. FWHS has developed partnerships with third-party experts to support the Agency Plan. Hired a Salary Survey/Job Analysis vendor to provide competitive salary analysis for the agency in order to attract and retain employees. Hired a new benefits broker to analyze our benefits and improve offerings to our employees as well as reduce fees associated with our retirement plans.
- F. FWHS has developed a succession plan and implemented steps to ensure that employees have opportunities to develop skills and advance within the organization, including offering
- G. Webinar and conference opportunities, such as tax-credit trainings and NAHRO conventions, and professional development offerings, such as Fair Housing and Project-Based Voucher training, have been afforded to staff on a regular basis by the organization. All staff have completed online training on sexual harassment and cyber security issues.
- H. FWHS provides Board members with training and networking opportunities online, and through various conferences and topic-specific work sessions. In addition, Board members are encouraged to share their expertise with other PHAs.
- I. FWHS encourages and supports employees to participate in leadership activities such as Leadership Fort Worth and various community and civic boards. FWHS President Mary-Margaret Lemons is on the board of North Texas LEAD, an organization that connects experienced job-seekers with employers committed to diversity and inclusion. FWHS hired two employees in 2020 through LEAD referrals.

	<p>J. FWHS has enhanced its use of technology to improve operation in its housing programs that includes the following:</p> <ul style="list-style-type: none"> <li>• Documents management system for a paperless operation             <ul style="list-style-type: none"> <li>• Electronic Visitors Management System for persons visiting the office and attending meetings</li> <li>• Online Re-certifications for the Housing Choice Voucher Program</li> <li>• Virtual platforms for Landlord Orientation, Good Neighbor-Good Tenant Class, and Housing Choice Voucher Program Briefings.</li> <li>• Artificial intelligence for the scheduling and routing of inspections and housing search assistance.</li> </ul> </li> </ul> <p><b><u>GOAL FOUR: DEVELOP A SUSTAINABLE BUSINESS MODEL</u></b></p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>A. Explore cost-saving and business efficiencies including shared services with other housing authorities.</li> <li>B. Generate and increase development-related revenue.</li> <li>C. Pursue opportunities to provide fee for service or consortium services.</li> <li>D. Pursue and increase government partnerships and philanthropic sources of revenue.</li> </ul> <p>Status:</p> <ul style="list-style-type: none"> <li>A. FWHS and DHA Housing Solutions for North Texas have entered into an Interlocal Agreement for each to serve as the Independent Entity for the other in the review and approval of Project-Based Voucher selection and contracts for units owned by the housing authorities. Such an arrangement is a cost-saving tool.</li> <li>B. FWHS has utilized partners/consultants to expand organization capacity and maintain a high level of service and output.</li> <li>C. FWHS has begun working with other PHAs to determine areas where shared services or collaboration can be financially and administratively beneficial.</li> <li>D. FWHS has earned development related revenue through the issuance of bonds, as well as the aggressive negotiation of developer fees through co-development arrangements. FWHS has begun to research self-developing and developing in partnership with other PHAs.</li> <li>E. FWHS continues to work closely with the City of Fort Worth to maximize local funding sources and has begun to identify areas of opportunity within the philanthropic community where FWHS can maximize organization resources by leveraging funding sources, such as foundations.</li> </ul>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>C.</b>	<b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
<b>C.1</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.  HUD approved 5-Year Action Plan was approved November 19, 2020

## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

### A. PHA Information. All PHAs must complete this section.

**A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

### B. Annual Plan. All PHAs must complete this section.

#### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **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. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and 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. ([24 CFR §903.7\(e\)](#))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **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. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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. (24 CFR §903.7(m)) 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. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State 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. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **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 Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for 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>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. 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](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received 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>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)



☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21. \(24 CFR §903.7\(e\)\)](#)

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. [\(24 CFR §903.7\(b\)\)](#)

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. [\(24 CFR §903.7\(o\)\)](#)

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. [\(24 CFR §903.7\(p\)\)](#)

**B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. [\(24 CFR §903.7\(r\)\(1\)\)](#)

**B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)

**B.7 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." [\(24 CFR §903.9\)](#)

**C. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR 903.7 \(g\)\)](#)

**C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 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.

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Last updated: 22 April 2021

## Proposed Revisions to 2021 Annual PHA Plan

Section	Version dated 10.27.20	Revised or Additional Language
A.1 PHA Information	Number of Public Housing (PH) Units: 1,228 total: 542 PH Units + 686 Rental Assistance Demonstration (RAD) Number of Housing Choice Vouchers (HCVs) 6,175 Total Combined Units/Vouchers 7,403	Number of Public Housing (PH) Units <u>584</u> Number of Housing Choice Vouchers (HCVs) <u>5822</u>
B.2 New Activities	"N" was checked for "Units with Approved Vacancies for Modernization"	"Y" is now checked.
		Language added under "Demolition and/or Disposition" subhead:  1) FHWS has an approved Inventory Pic Removal Application (DDA0009032-Section 18 Demolition) for TX004000003 – JA Cavile Apartments which is 300 public housing units. The demolition of these units will begin 12/2020 and the estimated completion date is 5/2021. At the completion of demolition, FWHS will request the assistance of HUD to begin the process of removing the 300 units from HUD's PIH Information Center (PIC), and FWHS's public housing portfolio.
		Table inserted to show Cavile Place unit count, date of HUD approval for demolition, estimated date of demolition completion.
		Added language:

		<p>1) Disposition and/or sale for former Whispering Oaks Apartments, currently vacant land.</p>
		<p>New section subhead added: “Repositioning of Public Housing” and additional language added:</p> <p>FWHS plans to convert the following projects to a Section 8 Housing Choice Vouchers Program after it meets the eligibility requirements specified in Section 3 of Notice PIH 2019-05 and the Agency Plan submission requirements or Significant Amendment to the Annual PHA Plan is approved by HUD, and the Conversion Plan is included in the Annual PHA Plan:</p> <p>1) Butler Place - TX004000002 (179 units) is part of FWHS’s effort to reposition the remaining public housing portfolio, FWHS plans to convert these units to a Tenant-Based Assistance program.</p> <p>2) Scattered Site - TX004000016 (16 units) is part of FWHS’s effort to reposition the remaining public housing portfolio, FWHS plans to convert these units to a Tenant-Based Assistance program.</p> <p>3) Sycamore Center Villas - TX004000019 (47 units) is part of FWHS’s effort to reposition the remaining public housing portfolio, FWHS plans to convert these units to a Tenant-Based Assistance program</p>
		<p>Additional language:</p> <p><b><u>Conversion of Public Housing to Project-Based Assistance under RAD</u></b></p>

		<p>FWHS withdrew the public housing portfolio RAD Commitment to enter into a Housing Assistance Payment, or CHAP on May 12, 2020. However, FWHS has received HUD approval for two (2) remaining RAD Conversions (DDA0003045, DDA0003456) for TX004000002 – Butler Place Apartments. The final conversion is estimated to be completed 05/01/2021. Upon completion of the conversions, 42 public housing units will be removed from PIC and FWHS’s public housing portfolio.</p>
		<p>Additional language:</p> <p><b><u>Units with approved Vacancies for Modernization</u></b></p> <p>In accordance with PIH 2011-7 and 24 CFR 905.200 FWHS submitted a request to HUD for a IMS-PIC unit designation change for the following AMPS</p> <p>TX004000019 – Sycamore Center Apartments</p> <p>TX004000002 – Butler Place Apartments</p> <p>The request was approved and the status of these units changed to a HUD approved vacant FWHS plans to convert these vacant units to a Section 8 housing assistance program in accordance PIH 2019-05.</p>
C.1 Capital Improvements		<p>Revised language:</p> <p>HUD approved 5-Year Action Plan was approved November 19, 2020</p>