

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 d/b/a 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> 01/2022  <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> <u>542</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>6282</u> <b>Total Combined Units/Vouchers</b> <u>6824</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></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. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**Statement of Housing Needs and Strategy for Addressing Housing Needs**

The City of Fort Worth’s housing market has been characterized by rapid growth, decreasing affordability for new housing and central city development, according to the city’s Comprehensive Plan. With the increasing cost of the rental market and the lack affordable housing, lower income families/individuals continue to experience challenges. Fort Worth has been one of the fastest growing cities in the United States in recent years and to address the affordable housing needs Fort Worth Housing Solutions, added 1797 newly constructed affordable units utilizing the US Department of Housing and Urban Developments’ Rental Assistance Program (RAD) and Low Income Housing Tax Credits (LLIHTC), from 2017- 2021 and 1229 units with an affordable component and anticipates adding an 990 units through HUD’s Choice Neighborhood Implementation grant. FWHS will continue to develop affordable housing units using the following strategies:

- Creating public/private partnerships for the development of mixed-income, mixed-use housing;
- 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 in high opportunity areas and helping maintain and improve the quality, management and community impact on housing. Additionally, the City of Fort Worth has implemented strategies to increase the supply of affordable housing by:

- Where concentrations of low-income housing are high, support rehabilitation and stabilization of existing units and replacement of substandard housing with a mix of affordable and market-rate units, and undertake a demonstration mixed-income housing project.
- In other areas of the City, support development of new affordable housing. • Implement strategies and action items in the City’s Homelessness Plan, Directions Home, to facilitate the homeless population’s transition into housing.
- Support Fort Worth Housing Solutions efforts to develop affordable housing, including mixed-income and mixed-use developments.
- City incentives for multifamily housing (tax abatements, NEZ fee waivers, HUD grant assistance, etc.) should be provided only to projects that, to the maximum extent financially feasible, provide up to 10% of housing units that are affordable to households at or below 30% of Area Median Income
- Increase the number of existing multifamily units that are affordable to 0-30% AMI households.
- Support persons living with HIV/AIDS with housing services

The table below illustrates the Need for Affordable Housing

**Table 1**

HCV Wait List		
Income	Total	Percent
All Income Ranges	6,119	100.00%
Extremely Low Income (<=30% AMI)	4,835	78.17%
Very Low Income (31%-50% AMI)	985	17.29%
Low Income (51%-80% AMI)	236	3.73%
Undefined	10	0.81%
Race		
African-American	5,206	82.32%
American Indian	31	0.72%
Asian	20	0.50%
White	785	14.91%
Native Hawaiian/Pacific Islander	35	0.76%
Undefined	42	0.82%
Ethnicity		
Hispanic	445	8.01%
Not Hispanic or Latino	5,674	91.99%
Family Type		
Families with Children	3,393	52.72%
Families without Children	1,227	19.95%
Elderly & Disabled		
Disabled	1,357	24.28%
Elderly	142	3.06%

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:

<u>SOURCES</u>	<u>PLANNED USES</u>
<b>1 Federal Grants (FY 2021 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	PBRA HAP
<b>h</b> Public Housing /Housing Choice Voucher Family Self-Sufficiency Grant Continuum of Care Grants	PH Resident Services; Coordinator's salary and benefits Housing for Homeless with disabilities
<b>2 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> Miscellaneous Grants from Private Banks	Various Housing Purposes
<b>e</b> Choice Neighborhood Implementation	Redevelopment of the Stop Six/Caville Neighborhood
<b>f</b> CARES Act Supplemental Funds	Preventing, Preparing for and Responding to COVID-19
<b>g</b> Emergency Rental Assistance Program Grant	Prevention of Evictions and disconnection of utilities
<b>h</b> Emergency Solutions Grant	Rapid Rehousing, Preventing homelessness
<b>3 Public Housing Dwelling Rental Income</b>	PH Operations
<b>4 Other Income</b>	
<b>a</b> Non-Dwelling Rental Income	Housing Operations
<b>b</b> Investment Interest Income	Housing & CoCC Operations
<b>c</b> Excess Utilities	Housing Operations
<b>d</b> Cares Act Admin Fee- Mainstream	Agency match for HCV Program deficit
<b>e</b> Developer Fees	Housing & CoCC Operations
<b>f</b> Miscellaneous Charges	Housing Operations

**Operations and Management**

FWHS plans to make the following revisions to the Administrative Plan:

<b>Section</b>	<b>Topic</b>	<b>Revision</b>
6.3. B	Briefing- Group Sessions	Delete the following sentence, “ At the close of the group briefing session, a housing counselor will interview each applicant privately to answer any specific or personal questions the applicant may have concerning their application, the calculation of the total tenant payment or assigned subsidy size.”
6.3	Remote Briefings	Add the following language, ‘Briefings may be held by telephone, via video teleconferencing, webcast, or other virtual platform, as appropriate and agreed on by all parties.
8.	Non-Life Threatening (NLT) Conditions	Add the following language that defines Non-Life Threatening (NLT) conditions, “ A NLT condition is defined as any condition that would fail to meet HQS under 24 CFR 982.49 and is not a life- threatening (LT) condition as defined by HUD.
8.	Life Threatening Conditions	Add the following language that defines Life-Threatening (LT) conditions, “LT conditions include specific conditions under the following categories: <ol style="list-style-type: none"> <li>1. Gas (natural or liquid petroleum) leak or fumes</li> <li>2. Electrical hazards that could result in shock or fire</li> <li>3. Inoperable or missing smoke detector</li> <li>4. Interior air quality (inoperable or missing carbon monoxide detector, where required)</li> <li>5. Gas/oil fired water heater or heating, ventilation, or cooling system with missing, damaged, improper, or misaligned chimney or venting</li> <li>6. Lack of alternative means of exit in case of fire or blocked egress</li> <li>7. Other interior hazards (missing or damaged fire extinguisher, where required)</li> <li>8. Deteriorated paint surfaces in a unit built before 1978 and to be occupied by a family with a child under 6 years of age. In the case where this deficiency as identified for a unit under HAP contract during a regular or interim HQS inspection, lead hazard reduction need not be completed within 24 hours. Must follow the requirements in 24 CFR part 35.</li> <li>9. Any other condition identified by HUD as life threatening in a notice published in the Federal Register.”</li> </ol>
8.3	Remote Video Inspections	Add the following language, “FWHS may elect to conduct an inspection using Remote Video Inspections (RVIs). In RVIs, an inspector performs an inspection from a remote location using video streaming technology via a person at the inspection site who serves as a proxy. The proxy follows the direction of the inspector throughout the entire inspection process.”
8.4.C	Life Threatening	Change the section to read as follows, “Life Threatening Conditions- Owner is given twenty-four (24) hour notice to bring unit into compliance.”
11.2	Informal Reviews	Add the following language, “An Informal Review may be conducted by telephone, via video- teleconferencing or through other virtual platforms absent a request by a party for an in-person review.”
11.9	Informal Hearings	Add the following language, “ An Informal Hearing may be conducted by telephone, via video-teleconferencing or through other virtual platforms absent a request by a party for an in-person hearing.”
Addendum I. IV.C	PBV Eligible Housing Units	Add the following language to the definition of Existing Housing, “Substantially complies with HQS means that the housing does not have any life- threatening conditions as described in Section 8.”

**Significant Amendment/Modification**

A significant amendment or modification to the 5-Year plan and/or Annual Plan is a change in policy that significantly and materially alters FWHS’s stated mission, goals, objectives and activities as outlined in the Plan unless they are adopted to reflect changes in HUD regulations or requirements. If a change is considered a significant amendment to the 5-Year Plan or Annual Plan, it must adhere to the public process that includes: posting a public notice, allowing for comments, consult with the Resident Advisory Board, conduct a public hearing, receive approval from FWHS’s Board of Commissioners and be approved by HUD

Significant amendments include the following:

- 1) A change that materially revises FWHS’s mission, goals or objectives;
- 2) Material changes to rent or admission policies or organization of the waitlist;
- 3) Material changes in regard to demolition, disposition, designation or conversion activities;

(c) The PHA must submit its Deconcentration Policy for Field Office review.

FWHS annually submits it’s Deconcentration Policy to the US Department of Housing and Urban Development’s local filed office for review.

**B.2 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 Rental Assistance or Project-Based Vouchers 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.

**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 was completed May 2021, the closeout process for these units has begun and will be completed by 12/31/2021. FWHS plans to dispose of the land through a Section 18 Disposition application and develop mixed income/mixed use properties that will include funds from Choice Neighborhood award, project based vouchers, low income housing tax credits, market rate and commercial space. This allows FWHS to continue to maximize resources and increase the number of affordable housing units.

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	JA Cavile Place	300	DDA0009032 (Demolition)	04/16/2019	300	05/01/2021
TX004000003	JA Cavile Place	300	Section 18 Disposition application to be submitted by 12/31/21			05/31/2022
Total		300				

- 2) FWHS has an approved Section 18 Demolition and Disposition (IBSTX00412) for the former site of the Whispering Oaks apartment complex, and will dispose of the land in accordance with HUD regulations.
- 3) 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

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.

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.

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	Section 22 Streamlined Voluntary Conversion Application to be submitted by 01/31/2022		179	
TX004000016	Scattered Site	16			16	
Total		195				

- 4) FWHS entered into a Regulatory and Operating Agreement with Sycamore Center Villa's LP that allowed 47 public housing units (TX004000019) to be placed at Sycamore Center Villas's apartment complex in 2003. FWHS plans to and the property owner have agreed to terminate and upon HUDS approval, FWHS will terminate the Mixed-Finance Amendment and Regulatory/Operating Agreement and remove the Declaration of Restrictive Covenants the property. FWHS plans to complete this process by 12/31/2021.

**Project Based Vouchers**

FWHS commitment to utilize project base vouchers is consistent with the Annual agency plan and the strategies to create more affordable housing. FWHS plans to award and use up to 30% of its HCV's, under an Annual Contributions Contract, for project base vouchers. 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
Cowan Place	Stalcup and Rosedale	52
Hughes House Place (Phase 1 Choice Neighborhood)	Amanda/Rosedale Fort Worth, TX 76105	73
Permanent Supportive Housing TBA	TBA	75

B.3

**Progress Report.**

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

FWHS plays a crucial role in the development of affordable housing in the city of Fort Worth. To maintain and expand affordable housing FWHS goals and progress toward each goal is as follows:

**Goal One- Create a diverse economically sustainable real estate portfolio**

Objectives:

- Continue to implement a portfolio plan
- Increase developer partnership
- Create and improve quality, accessible affordable housing in high-opportunity areas
- Educate and build support for affordable housing and redevelopment
- Maintain and improve the quality, management and community impact of publicly supported housing

Status:

- FWHS has created a system to review its affordable housing portfolio on a quarterly basis to identify opportunities for refinancing, selling or repositions assets.
- As a result of the \$35 million Choice Neighborhood grant, FWHS will close on the first of six (6) properties to be developed in the Historic Stop-Six neighborhood. Cowan Place, a senior development, will provide 174 affordable units in the distressed 76105 zip code.
- FWHS celebrated the grand opening of Stallion Ridge, Patriot Pointe and The Holston, combined these mixed income developments provide a total of 689 and an additional 293 units were added with the completion of the Standard at River District.
- FWHS, in partnership with other developers, will begin construction on three (3) new properties (Cowan Place, Skyline Prairie Homes and The Huntly and The Opal, a 345 mixed income development.
- FWHS will begin the second (2) phase of the CNI housing development that will include three additional properties starting with Hughes House.
- FWHS has used the RFQ process to pre-qualify developer partners with experience and capacity in developing mixed-income affordable housing.

**Goal Two – Provide a foundation for improving lives**

Objectives:

- Develop properties in locations that support improving lives through access to schools, transportation, jobs, and services.
- Establish policies and incentives that support movement to self-sufficiency.
- For children and youth, support other organizations that serve the population.
- Workforce development for work able pollution and promote financial independence and self-sufficiency.
- For seniors who are capable of independent living, support their effort to age in place.
- 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.
- Increase affordable housing options, including more available units, for families in Assisted Housing programs.

Status:

- FWHS has been committed to developing properties in higher opportunity areas and celebrated the grand opening of three (3) of these properties located near higher education institutions, employment/medical corridors and access to resources and amenities.
- FWHS opened the Housing Choice Voucher waitlist for the first time since 2017. Utilizing a lottery system, FWHS selected 5,000 applicants from 20,000 that applied.
- FWHS continues to partner with the Boys and Girls Club of Greater Tarrant County to provide educational programs focused on academic success, healthy lifestyle initiatives and positive citizenship. The club has implemented new ways to deliver services and several of our properties are part of the Mobile Clubhouse experience.
- FWHS continues to partner with Wells Fargo, Bank of Texas, Prosperity Bank and several other banks to provide financial literacy and homeownership programs. FWHS currently has 204 HCV homeowners.
- FWHS in partnership with Urban Strategies Inc. worked closely with Tarrant County College to establish virtual certificate training programs that included construction, EKG and Phlebotomy for FWHS residents.
- FWHS partnered with the city of Fort Worth to administer a \$14.8 million to assist with eviction prevention.
- FWHS provided Projected Based Vouchers to two newly development properties and will assign additional PBV’s for new construction developments that will begin by 12/31/2022.



	<p><b>Goal Three - Develop a continuously improving and efficiency operation</b></p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>Clearly define the organizational structure and staffing plan.</li> <li>Leverage use of performance metrics to evaluate the organization.</li> <li>Build a system of training, mentoring, and coaching to empower employees to reach their full potential.</li> <li>Facilitate the Board in developing additional expertise.</li> <li>Leverage technology to consistently elevate the organization's performance.</li> </ul> <p>Status:</p> <ul style="list-style-type: none"> <li>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</li> <li>FWHS continues to work on an internal measurement system to evaluate the organization's performance on both internal measures and external measures.</li> <li>FWHS established an online benefits enrolment portal with a phone app to better assist employees with access to benefits information</li> <li>FWHS hired an IT director to lead strategic technology planning, to improve the efficiency of agency operations.</li> <li>FWHS implemented a new document management system and digital conversion of paper files has improved efficiencies and allow the agency to go paperless.</li> <li>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.</li> <li>FWHS staff continue to participate in professional development trainings that include: Executive Director Education Program (EDEP), Leadership Fort Worth (FW) and other industry trainings.</li> </ul> <p><b>Goal Four – Develop a Sustainable Business Model</b></p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>Explore cost-saving and business efficiencies including shared services with other housing authorities.</li> <li>Generate and increase development-related revenue.</li> <li>Pursue opportunities to provide fee for service or consortium services.</li> <li>Pursue and increase government partnerships and philanthropic sources of revenue.</li> </ul> <p>Status:</p> <ul style="list-style-type: none"> <li>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>FWHS has utilized partners/consultants to expand organization capacity and maintain a high level of service and output.</li> <li>FWHS has begun working with other PHAs to determine areas where shared services or collaboration can be financially and administratively beneficial.</li> <li>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>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.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>2020-2024 Approved on 11/19/2020</b></p>
<p><b>B.5</b></p>	<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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

	<p>The following were findings in the 2019 annual audit of FWHS' financial and program operations:</p> <p>1) Significant Deficiency in Internal Control Over Financial Reporting - Financial Close Process</p> <p>Plan of action is as follows:</p> <p>1) Enhance year end close processes for identifying, reviewing, recording and monitoring related party transactions).</p> <p>2) Restructure Finance Department to allow the hiring and retention of accountants with a higher level of skillset.</p> <p>Create, communicate and incorporate written closing processes, checklist and procedures to prevent a similar finding</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>RAB meetings were held on June 2, 2021 and August 12, 2021. No comments received.</p>
<p><b>C.2</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>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p><b>C.5</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>

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing (AFFH).**

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**  
Describe fair housing strategies and actions to achieve the goal

FWHS participated in the North Texas Regional Housing (NTRHA) Assessment in 2018. NTRHA is a consortium of 20 Dallas-Fort Worth cities and housing Authorities that created an Assessment of Fair Housing for the jurisdiction of FWHS. This assessment included an analysis of fair housing data, issues and identifying fair housing priorities and goals. From this assessment, the following goals and priorities were identified:

- Increase access to affordable housing in high opportunity areas
- Increase supply of affordable housing units
- Increase supply of accessible, affordable housing for persons with disabilities
- Maintain and improve the quality, management and community impact of publicly support housing.

**Fair Housing Goal:**  
Describe fair housing strategies and actions to achieve the goal

FWHS continues to use the following strategies to further fair housing:

- Creating public/private partnerships for the development of mixed-income, mixed-use housing;
- 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.

**Fair Housing Goal:**  
Describe fair housing strategies and actions to achieve the goal

# 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. (24 CFR §903.4)

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. Plan Elements. All PHAs must complete this section.

### B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (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 (24 CFR §903.7(l)). Provide 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 subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

**Safety and Crime Prevention (VAWA).** 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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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))

**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:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6) . (Notice PIH 2011-47)

**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:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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. Approval of the PHA Plan does not constitute approval of these activities. 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, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **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 under the Voluntary or Mandatory Conversion programs.** 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 under the Rental Assistance Demonstration (RAD) program.** 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 Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**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 and Notice PIH-2017-03. \(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 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.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 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\(p\)](#))

### C. Other Document and/or Certification Requirements.

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on 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](#))

**C.2 Certification by State of 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.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, 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\(o\)](#)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**C.5 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. Include dates in the description and most recent revisions of these documents as attachments. 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](#))

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 7.52 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.