

NOTICE OF PUBLIC HEARING ON THE
FWHS 2024 AGENCY PLAN & A
SIGNIFICANT AMENDMENT TO THE 5-YEAR PLAN

Thursday, September 21, 2023

6:00 p.m.

Fort Worth Housing Solutions Administration Office
1407 Texas Street., Fort Worth, TX

In compliance with the Quality Housing & Work Responsibility Act of 1998, Fort Worth Housing Solutions (FWHS) developed an Agency Plan, consisting of a 2024 Annual Plan for operations of the Public Housing and Housing Choice Voucher Programs. A Public Hearing will be held on September 21, 2023, to receive comments regarding the contents of the proposed 2024 Plan & a significant amendment to the 5-Year Plan.

Prior to the Public Hearing a draft of the 2024 Agency Plan & the 5-Year Plan significant amendment will be available for review beginning Monday, July 24, 2023

PLEASE SCROLL DOWN TO VIEW THE DOCUMENTS

Written Comments may be submitted prior to the Hearing to via email to AgencyPlan@fwhs.org



The Facility is 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.



**Streamlined Annual
PHA Plan
(Small PHAs)**

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

**OMB No. 2577-0226
Expires: 03/31/2024**

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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 **PHA Name:** Housing Authority of Fort Worth d/b/a Fort Worth Housing Solutions **PHA Code:** TX004
PHA Type: Small
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2024
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 195 **Number of Housing Choice Vouchers (HCVs)** 6,393
Total Combined 6,588
PHA Plan Submission Type: Annual Submission Revised Annual Submission

Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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 with a copy of their PHA Plans.

A copy of the TX004 2024 Annual Agency Plan is available for inspection at 1407 Texas Street, Fort Worth Texas 76102 or it can be viewed at www.fwhs.org. Comments can be sent via email to AgencyPlan@fwhs.org or call 817-333-3400.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p><u>Rent Determination</u></p> <p>The Public Housing Admissions and Continued Occupancy Policy (ACOP) is the administrative document that contains the policies by which FWHS determines eligibility for admissions, tenant selection, dwelling lease, unit assignment, fair housing, termination, regulatory policies, and other guidelines that are required by the U.S. Dept. of Housing and Urban Development (HUD).</p> <p>The final Housing Opportunity Through Modernization Act of 2016, Section 103, required public housing authorities to change the rent determination for public housing households that have an income that exceeds 120% of the area median income (AMI). FWHS made changes to the ACOP to comply with the final rule.</p> <p><u>Significant Amendment/Modification</u></p> <p>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, consulting with Resident Advisory Board, conducting a public hearing, and receiving approval from both the FWHS Board of Commissioners and HUD.</p> <p>Significant amendments include the following:</p> <ol style="list-style-type: none"> 1. A change that materially revises FWHS's mission, goals, and objectives; and 2. Material changes to rent or admission policies or organization of the waitlist; and 3. Material changes regarding demolition, disposition, designation, or conversion activities. <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>FWHS annually submits its Deconcentration Policy to the U.S. Dept. of Housing and Urban Development's local field office for review.</p> <p><u>Deconcentration Statement</u></p> <p>The FWHS Admissions Policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income projects and lower income residents into higher income projects. Toward this end, FWHS will skip families on the appropriate waiting list to reach other families with a lower or higher income. FWHS will accomplish this in a uniform and non-discriminating manner. Gross annual income will be used for income limits at admission and for income-mixing purposes.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p>

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

Demolition and/or Disposition

- On May 25, 2023, FWHS received approval from the Special Application Center (SAC) of the U.S. Dept. of Housing and Urban Development to dispose of the vacant land (DDA0012395) for TX004000003 (J.A. Cavile) as part of the Stop Six Choice Neighborhood Initiative. The land will be ground leased to FW Hughes House I-II-III for a period of 99 years.

Project Number	Project Name	ACC Unit Count	DDA Number	HUD Approval Date	Number of Units Approved/Proposed for Removal	Actual or Estimated Completion Date
TX004000003	J.A. Cavile Place	300	DDA0012395	May 2023	Land	12/2024

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

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD

FWHS continues to re-evaluate its repositioning strategy to ensure that the agency is expanding and enhancing access to affordable housing. FWHS secured a public housing repositioning/redevelopment consultant to assist in identifying the most cost effective and beneficial repositioning tools for Butler Place (TX004000002). This AMP currently has 179 vacant units that are included in FWHS’s repositioning efforts. With the shortage of affordable housing units in the City of Fort Worth, FWHS is planning to utilize the U.S. Dept. of Housing and Urban Development’s repositioning tools that will create additional affordable housing for the commensurate benefit to the public and residents. Upon completion of the repositioning re-evaluation, FWHS plans to use one or a combination of the following tools:

1. Rental Assistance Demonstration (RAD)

- TX004000002 (Butler Place) is a 42-acre public housing property that is currently vacant as a result of major infrastructure issues that created an extensive electrical and water outage throughout the property. After consultation with HUD and an extensive assessment of the infrastructure, it was determined that it was not cost effective to repair these items and the remaining residents were relocated using FWHS’s housing choice vouchers. To ensure that FWHS is adhering to its mission, goals, and objectives to expand affordable housing, FWHS will use the RAD repositioning tool to convert the remaining 179 units to project-based RAD through a transfer of assistance to new construction/acquisition of multifamily properties in areas of higher opportunity.

FWHS plans to apply for a Commitment for Housing Assistance Payment (CHAP) for the remaining TX004000002 (Butler Place) units and convert them to RAD. The application for a CHAP will be submitted 90-120 days after the approval of the 2024 Agency Plan. Upon approval, FWHS will issue a Request for Proposals to solicit developers to reposition the units through a transfer of assistance to new construction/acquisition of multifamily mixed-income properties.

Project Number	Project Name	ACC Unit Count	Repositioning Tool	HUD Approval Month/Date/Year	Number of Units Approved/Proposed for Removal	Actual or Estimated Completion Month/Date/Year
TX004000002	Butler Place	179	RAD	Pending CHAP submittal/approval	179	Pending approval
Total		179				

Streamlined Voluntary Conversion

- In accordance with PIH 2019-05 (HA) section 1 and 3, FWHS has met the eligibility requirements and is designated as a Small Housing Authority. FWHS plans to submit a Section 22 - Voluntary Streamlined Conversion application to HUD’s Special Applications Center on or before 12/31/2027 for the purpose of closing out the public housing program (Section 9). Upon approval of the Section 22 application, FWHS plans to apply for Tenant Protection Vouchers for the purpose relocation and plans to apply for a Section 18 Disposition application upon relocation of the tenants. This repositioning tool will be applicable to the following public housing property.

- Scattered Site – TX004000016 (16 units) is part of FWHS’s plan to reposition the remaining public housing portfolio through a Section 22 application and units will be converted to Tenant-based assistance through the HCV 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
TX004000016	Scattered Site	16	Section 22 Voluntary Streamlined Conversion Application to be submitted by 01/02/2027	Pending submittal	16	Pending submittal
Total		16				

Units with Approved Vacancies for Modernization

In accordance with PIH 2021-35, FWHS currently has 181 vacant public housing units listed as HUD-approved vacant units undergoing modernization. FWHS has complied with all requirements of PIH 2021-35 to receive approval for the unit status designation.

Project Based Vouchers

FWHS’s commitment to utilize project-based vouchers is consistent with the Annual Agency Plan and the strategies to create more affordable housing. In accordance with PIH Notice 2017-21, FWHS plans to use up to 30% of its Housing Choice Vouchers for project-based vouchers to service low-income and homeless families/individuals, youth aging out of foster care, elderly, disabled, and veterans.

The following PBV contracts are anticipated:

Project Name	Location	No. of Units
Cowan Place	Stalcup and Rosedale Fort Worth, TX 76105	57
Hughes House (Phase I)	Amanda/Rosedale Fort Worth, TX 76105	60
Hughes House (Phase II/III)	Cavile Vacant Lane Fort Worth, TX 76105	73
Clifton Riverside	2406 E. Belknap Fort Worth, TX 76111	8
Sphinx at Sierra Vista	2942 S. Riverside Dr. Fort Worth, TX 76119	14
Quail Trail	4444 Quail Trail Fort Worth, TX 76114	24
Casa de los Sueños	8401 West Freeway Fort Worth, TX 76116	55

B.3 Progress Report.

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

FWHS has completed the strategic planning process and has established new goals for 2025-2029 These goals have been included in the 5-Year Agency Plan and include:

Goal 1: Expand affordable housing opportunities and continuously re-evaluate existing assets to ensure long-term sustainability.

Goal 2: Identify and expand opportunities to enhance the client experience, customer service, and the impact of programs for residents to thrive where they live.

Goal 3: Nurture an innovative workplace supported by efficiency, inclusion, and data-driven decision making.

Goal 4: Further efforts to recruit, develop, and retain a talented workforce that values diversity, equity, inclusion, and belonging throughout the organization.

	<p>FWHS plans to make the strategic plan goals and objectives available on its website at www.fwhs.org.</p> <p>Goal 1 - Create a diverse, economically sustainable real estate portfolio.</p> <p>FWHS continues to develop new affordable housing that includes:</p> <ul style="list-style-type: none"> • Stop Six Choice Neighborhood Initiative’s Cowan Place, Hughes House 174 units of Senior living is 90% complete and will begin leasing in 9/2023. • 230 single-family rental units through a public/private partnership. • 2,550 affordable multi-family units under construction that will include an affordable component, market-rate, and workforce housing. • Repositioning properties for capital improvements, refinance, or sale. • Acquiring land to increase density of affordable housing in higher opportunity areas, which will include the expansion of Siddons Place and Crestwood Apartments. • FWHS was awarded \$8 million dollars in Tarrant County ARPA funds and \$2 million from the City of Fort Worth to purchase and renovate an Express Inn to create 55 affordable housing units for families with children that are homeless. <p>Goal 2 – Provide a foundation for improving lives.</p> <ul style="list-style-type: none"> • FWHS received a \$250,000 grant to assist HCV families with case management and supportive services. • FWHS continued to administer grant funding for Emergency Housing Vouchers that provides rental assistance for individuals who are chronically homeless or at risk of eviction because of the impact of the COVID pandemic. • FWHS continues to partner with local service providers to provide resources to residents. FWHS has on-site employment assistance, youth and recreational activities, tutoring, and other soft-skills services at multiple sites. • FWHS is partnering with CVS Pharmacy (CVS) to develop a Workforce Innovation Talent Center that will provide vocational training and other supportive services to the participants of FWHS housing programs. <p>Goal 3 – Continuously improve efficient operations.</p> <ul style="list-style-type: none"> • FWHS has developed multiple revenue streams that include private/public partnerships that are 61% of FWHS revenue. • FWHS continues to leverage technology to consistently enhance and expand organizational performance. • FWHS continues to provide resources and benefits that empower employees to reach their full potential. • FWHS continues to review and update the Administrative Plan and the Admissions and Continued Occupancy Policy to comply with updated HUD regulations – recent changes include Rent Determination, SEDACA, and NSPIRE updates. <p>Goal 4 – Develop a sustainable business model.</p> <ul style="list-style-type: none"> • FWHS continues to identify cost savings and business efficiencies including shared services with other housing authorities. • FWHS continues to invest in technology to enhance agency efficiency. • FWHS continues to establish public/private partnerships to diversify the real estate portfolio.
<p>B.4</p>	<p>Capital Improvements. 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>Plan approved on 02/23/23</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p> <p>(b) If yes, please describe:</p> <p>Although there were no findings for any FWHS federal awards, the most recent audit had the following finding.</p> <ul style="list-style-type: none"> • Material weakness in Internal Control over Financial Reporting.
<p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<p>B.1</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N HOPE VI or Choice Neighborhoods.</p>

	<input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under Section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>Capital Improvements. 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>The FWHS 5-Year Action Plan was approved on 02/23/23.</p>
C.	<p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</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>There have been no comments as of the posting date 07/24/2023.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>Certification will be submitted with the Board-approved Agency Plan</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-CRT-SM, <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>Certification will be submitted with the Board-approved Agency Plan.</p>
C.4	<p>Challenged Elements. 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 type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>Draft Plan is currently posted for a 45-day comment period.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. 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: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> FWHS has identified the following priorities for affirmatively furthering fair housing: <ul style="list-style-type: none"> • Increase access to affordable housing in higher opportunity areas. • Increase the supply of affordable housing units. • Increase the supply of accessible, affordable housing for persons with disabilities. • Maintain and improve the quality, management, and community impact of publicly supported housing.
	Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> FWHS continues to use the following strategies to further fair housing: <ul style="list-style-type: none"> • Creating public/private partnerships for the development of mixed income/mixed use housing. • Apply for additional special housing choice vouchers for targeted groups such as elderly, disabled, veterans, homeless and chronically homeless. • Develop new affordable housing options that will provide residents with essential services and resources. • Pursue grants and other funding for the support of Permanent Supportive Housing for persons experiencing homelessness.
	Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> FWHS requires staff to complete annual fair housing training and has created a customer service call center that allows for FWHS to streamline calls, complaints, and requests for reasonable accommodation through an electronic system to ensure timely responses and resolutions.

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small 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. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

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.”

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. 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 maintaining 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\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b)).

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 or discretionary policies 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 name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: 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 name, 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

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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. 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. (24 CFR §903.7(h))

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.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) 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).

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))

B. Annual Plan Elements Submitted All Other Years (Years 1-4). PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 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. (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. 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. (24 CFR §903.7(h))

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:

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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.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) 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.

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).

B.2 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."

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 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *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.

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.

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. 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.

Public reporting burden for this information collection is estimated to average 7.02 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.

5-Year PHA Plan (for All PHAs)	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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																															
A.1	<p>PHA Name: <u>Housing Authority of Fort Worth d/b/a Fort Worth Housing Solutions</u> PHA Code: <u>TX004</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2024-2028</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Housing Authority of Fort Worth, d/b/a Fort Worth Housing Solutions draft 5-year Agency/Annual Plan, policy revisions and additions will be available for review beginning Monday, July 23, 2023, through Wednesday, September 20, 2023. A copy of the documents will be located at</p> <p style="text-align: center;">1407 Texas Street Fort Worth, TX 76102 or www.fwhs.org</p> <p>If you need assistance with obtaining a copy of the Five-Year/Annual Plan, please contact FWHS Customer Service at 817-333-3400.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p>																															
		<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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> </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. Required for <u>all</u> PHAs completing this form.
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B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of FWHS is to develop housing solutions where people can flourish.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>Fort Worth Housing Solutions completed the strategic planning process in 2023. As a result of this process, the new FWHS Five-year Strategic Plan (2024-2029). will be a roadmap that will serve as a guide for the agency’s operations for the next five years. The new goals that have been identified for the agency are as follows:</p> <p>Goal 1: Expand affordable housing opportunities and preserve existing assets to ensure long-term sustainability.</p> <p>Goal 2: Optimize opportunities to enhance the client customer service experience and the impact of programs for residents to thrive where they live.</p> <p>Goal 3: Nurture innovation that drives efficiency and inclusive, data-driven, decision making.</p> <p>Goal 4: Foster productive relationships through enhanced internal and external communications and further efforts to attract, support, develop and retain a talented workforce that values diversity, equity, inclusion, throughout the organization.</p> <p>Previous goals from the 2020-2024 5-Year Agency Plan:</p> <p>Goal 1: Create a diverse, economically sustainable real estate portfolio. Goal 2: Provide a foundation for improving lives. Goal 3: Continuously improving efficient operations. Goal 4: Develop a sustainable business model.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>In support of the agency mission, FWHS progress toward meeting the 5-year agency goals and objectives for the public housing, Housing Choice Voucher, affordable housing, and Choice Neighborhood Initiative programs are as follows:</p> <p>Goal 1: Create a diverse, economically sustainable real estate portfolio.</p> <p style="text-align: center;"><u>Progress</u></p> <ul style="list-style-type: none"> FWHS has successfully utilized the U.S. Dept. of Housing and Urban Development’s repositioning tools to complete RAD conversions for the public housing programs. FWHS converted a total of 564 public housing units to RAD and plans to convert 300 former J.A. Cavile (former public housing) units to Project-Based Vouchers through the Choice Neighborhood Implementation grant and the remaining public housing will be converted using a Section 18/RAD blend, Section 22 or a Section 18 Demolition or Disposition. FWHS has made significant efforts in creating and expanding a diverse economically sustainable real estate portfolio through private/public partnerships that allowed FWHS to develop new affordable units, of which 85% offer multiple levels of affordability. These affordable units include RAD, Low-Income Housing Tax Credits, Workforce, Low-Income, Very Low-Income, Project-Based Voucher and permanent supportive housing.

- FWHS partnered with the local, state, and federal agencies to address the need for permanent supportive housing in the City of Fort Worth. As a result, FWHS purchased two (2) motels and through renovations-remodeling, has converted one motel into 119 PSH units that assisted individuals who were formerly homeless, therefore reducing the homeless population in the City of Fort Worth. The second motel is being converted to a 55-unit development for families with children and is expected to be completed in May 2024.
- FWHS's Choice Neighborhood Implementation grant (awarded in 2020) will replace 300 public housing units with project-based vouchers and add an additional 639 units of affordable housing that will include market-rate, low-income housing tax credit and permanent supportive housing units. The first phase, Cowan Place Senior Living, will be completed and begin leasing in September 2023. The second phase will include 162 units of multifamily affordable units and is anticipated to be completed in December 2024. The housing phase of the CNI is expected to be completed in 2028.
- FWHS has expanded its portfolio in the past five years. This expansion includes new construction and acquisition of multifamily and multi-single family rental homes. The FWHS property portfolio has grown from 40 properties in 2020 to 54 properties in 2023. The total number of units in FWHS portfolio is 8,674 with an additional six mixed-income communities under construction that will add more affordable housing units to assist families.
- FWHS has expanded efforts to repurpose existing portfolio properties to expand density for additional units. This requires FWHS to purchase vacant land and other properties to expand a 152-unit property to 612 units and another property with 114 units to 228 senior living units. This expansion will take place over the next three years and add additional affordable units to FWHS's portfolio.
- As a result of FWHS expansion of affordable housing for families that are low, very low, extremely low, workforce, homeless, market rate and others, the non-federal revenue sources of FWHS have increased to 61% while federal sources decreased to 39%.
- FWHS will continue to expand affordable housing through private/public partnerships, self-development and plans to utilize HUD repositioning tools that may include any of the following: Section 18/RAD, Faircloth to RAD, Section 18 Demolition/Disposition and Section 22 for the remaining public housing units at TX004000002 and TX004000016.

Goal 2: Provide a foundation for improving lives.

Progress

- FWHS continues to operate a very successful Family Self-Sufficiency program that allows families/individuals who are unemployed/underemployed the opportunity to participate in employment readiness, workforce development, vocational training, higher education, post-secondary education, and other activities that will allow the participant to achieve their goals and move toward self-sufficiency. Over the past five years, FWHS enrolled 156 new participants, graduated 89, disbursed \$588,936 in escrow funds, and assisted 31 families to become first-time homeowners. The program continues to thrive and assists families with becoming self-sufficient.
- FWHS continues to work with private foundations to receive grant funds to provide programs and services to the participants of the public housing, RAD, PBV and housing choice voucher programs. Over the past five years, FWHS has received over \$300,000 dollars from these foundations to provide case management, youth programs, back-to-school supplies and other services that assist participants with their needs to achieve their goals of becoming self-sufficient. FWHS will continue to work with foundations to secure additional funding for programs and services.

- FWHS partnered with the City of Fort Worth to administer the Emergency Rental Assistance program to provide over \$24 million dollars in rental assistance to families/individuals that were impacted by the COVID Pandemic. FWHS successfully distributed funds to landlords, tenants, and utility companies. Additionally, FWHS administered the City's Emergency Rapid Rehousing funds to assist 75 families with obtaining housing stability.
- FWHS continues to foster partnerships with local social and supportive service agencies that provide on-site programs to FWHS participants. These services include, but are not limited to youth tutoring, recreational, sports, culture and leadership, STEM camps, swimming/pool safety, workforce development, resource fairs, employment workshops, entrepreneurial workshops, and other programs to assist families with their household needs and goals.
- FWHS has partnered with Tarrant County College District to develop a Multi-Family Property Maintenance Program. This certificate program provides participants with the skills and training to be successful in property maintenance. FWHS has partnered with its property managers to recruit and or hire graduates from this program.
- FWHS has partnered with CVS Healthcare/Health HUB retail store to develop a Workforce Initiative Talent Center (WITC) in a repurposed Boys and Girls Club, located within the Stop Six Choice Neighborhood to provide Pharmacy Tech, customer care, retail/stocking training. The WITC will be a one-stop shop for other ancillary services and will be operated by CVS program managers.
- FWHS's Stop Six Choice Neighborhood grant initiatives have been implemented and are achieving measurable results. The People Pillar of the grant has a 99% completion of development plans with a focus on education, economic mobility, and health/wellness.
- FWHS continues to administer permanent supportive housing rental assistance programs through the Continuum of Care for Tarrant County, city, and state grants. FWHS provides rental assistance to over 500 families/individuals who were formerly homeless and partners with local social service agencies to provide case management to participants.
- FWHS continues to administer over 6,000 housing choice vouchers that include VASH, Emergency Housing, Family Unification, Project-based vouchers, and regular housing choice vouchers. FWHS continues to receive small increments of special allocation vouchers, which allows FWHS to serve more families.

Goal 3: Continuously improving efficient operations.

Progress

- FWHS has developed multiple revenue incomes that allow the Agency to operate efficiently with 61% of income being received from non-federal and unrestricted funds.
- FWHS implemented an electronic visitor's management system for persons visiting the office and attending meetings.
- FWHS implemented on-line recertifications for the rental assistance programs.
- FWHS implemented a virtual platform for Landlord Orientations and Housing Choice Voucher briefings.
- FWHS implemented an online benefits enrollment portal to assist employees with access to information and services.

Goal 4: Develop a Sustainable Business Model

Progress

- FWHS converted payroll system to Paycor and Paycor Recruiting and Applicant tracking to process company payroll and as a tool to recruit applicants for open positions. This has resulted in a cost savings to the agency.

	<ul style="list-style-type: none"> • FWHS implemented a Paycor Performance system which allows supervisors and staff to establish goals, objectives and one-on-one check-ins that assist with performance evaluations. • FWHS purchased new equipment and implemented an electronic filing system that allows the agency to be paperless. The electronic filing system has streamlined processes and has allowed FWHS to be more efficient in processing client files. • FWHS has significantly invested in technology to streamline agency processes and offer telework schedules to staff. • FWHS purchased a new office headquarters that is centrally located for clients and partners. • FWHS has entered into inter-local agreements with other PHAs and the city and county for shared services which has generated cost savings to the agency. • FWHS has partnered with philanthropic organizations/foundations to receive grants to assist with supportive services, housing, and other ancillary programs/services. • FWHS has earned development related revenue through the issuance of bonds and negotiations of development fees. • FWHS migrated data to the cloud to allow for greater efficiency in all agency operations.
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<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>FWHS has implemented the Violence Against Women Act and the U.S. Dept. of Justice Reauthorization Act of 2013 (VAWA), which prohibits the eviction of, and removal of assistance from, certain persons living in or public or Section 8 assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 U.S.C. 13925). (Refer to Addendum XXIII)</p> <p>Purpose The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:</p> <ul style="list-style-type: none"> • Protecting the safety of victims; and • Creating long-term housing solutions for victims; and • Building collaborations among victim service providers; and • Assisting FWHS to respond appropriately to the violence while maintaining a safe environment for FWHS, employees, tenants, applicants, Housing Choice Voucher participants, program participants and others.
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C.	Other Document and/or Certification Requirements.
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<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>FWHS defines a significant amendment or modification to the 5-Year Plan and/or Annual Plan as 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.</p> <p>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, consulting with Resident Advisory Board, conducting a public hearing, and receiving approval from both the FWHS Board of Commissioners and HUD.</p>
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	<p>Significant amendments include the following:</p> <ol style="list-style-type: none"> 1. A change that materially revises the mission, goals, and/or objectives of FWHS. 2. Material changes to rent or admission policies or organization of the waitlist. 3. Material changes regarding demolition, disposition, designation, or conversion activities.
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>FWHS has scheduled meetings with the RAB throughout the public hearing process and any comments and responses will be included in the final document.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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>C.4</p>	<p>Required Submission for HUD FO Review.</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>(b) If yes, include Challenged Elements</p>
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>	
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>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</p>
<p>Fair Housing Goal:</p>	
<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>FWHS has identified the following priorities for affirmatively furthering fair housing:</p> <ul style="list-style-type: none"> • Increase access to affordable housing in higher opportunity areas. • Increase the supply of affordable housing units. • Increase the supply of accessible, affordable housing for persons with disabilities. • Maintain and improve the quality, management, and community impact of publicly supported housing. 	

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

FWHS requires staff to complete annual fair housing training and has created a customer service call center that allows for FWHS to streamline calls, complaints, and requests for reasonable accommodations through an electronic system to ensure timely responses and resolutions.

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; and
- Apply for additional special housing choice vouchers for targeted groups such as elderly, disabled, veterans, and chronically homeless; and
- Develop new affordable housing options that will provide residents with essential services and resources; and
- Pursue grants and other funding for the support of Permanent Supportive Housing for persons experiencing homelessness.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year 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 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit 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 § 903.17\(b\)](#), [24 CFR § 903.19](#))

C.3 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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, 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.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Status: Approved

Approval Date: 02/22/2023

Approved By: GULLEY, BYRON

Part I: Summary						
PHA Name: Housing Authority of Fort Worth PHA Number: TX004		Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	BUTLER PLACE APARTMENTS (TX004000016)	\$625,459.00	\$300,000.00			
	BUTLER PLACE APARTMENTS (TX004000002)	\$521,000.00	\$600,000.00			
	AUTHORITY-WIDE	\$382,316.00				

Draft

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTLER PLACE APARTMENTS (TX004000016)			\$625,459.00
ID0001	COVID-19 Activities - Butler - Scattered Sites(Responding to Coronavirus (1509),Preparing for Coronavirus (1509),Preventing Coronavirus (1509))	Covid-19 Activities		\$1.00
ID0012	Operations(Operations (1406))	Operations		\$75,000.00
ID0013	Administration – Audit (Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit,Contract Administration (1480)-Relocation)	Audit		\$3,000.00
ID0014	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior		\$150,000.00
ID0015	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior		\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0016	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Site Work		\$100,000.00
ID0017	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)	Non-dwelling exterior		\$73,729.00
ID0018	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Family Investment Center,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling interior		\$73,729.00
	BUTLER PLACE APARTMENTS (TX004000002)			\$521,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002	Butler Operations (Operations (1406))	Property Operations		\$41,000.00
ID0003	Contract Admin. – Audit (Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Audit, contingency, admin., other fees and costs, relocation		\$50,000.00
ID0004	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Non-Dwelling Site Work		\$100,000.00
ID0005	Non-dwelling Interior(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Family Investment Center,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling interior		\$100,000.00
ID0006	Non-Dwelling Construction Mechanical (Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Non-dwelling construction - mechanical		\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0008	Non-Dwelling Equipment (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-dwelling equipment expendable			\$30,000.00
ID0009	Non-dwelling Exterior(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)	Non-dwelling exterior			\$50,000.00
	AUTHORITY-WIDE (NAWASD)				\$382,316.00
ID0010	Administration (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin. - agency-wide			\$229,316.00
ID0011	Operations (Operations (1406))	1406			\$153,000.00
	Subtotal of Estimated Cost				\$1,528,775.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTLER PLACE APARTMENTS (TX004000002)			\$600,000.00
ID0007	Dwelling Unit Demolition (Dwelling Unit - Demolition (1480))	Pending - possible decision to demolish		\$600,000.00
	BUTLER PLACE APARTMENTS (TX004000016)			\$300,000.00
ID0019	Admin – Audit (Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Audit		\$5,000.00
ID0020	Operations - Scattered Sites(Operations (1406))	Operations - SS		\$90,000.00
ID0021	Administration (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin.		\$135,000.00
ID0022	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling(1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	interior		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0023	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	exterior		\$35,000.00
	Subtotal of Estimated Cost			\$900,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Draft

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Draft

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Draft

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$229,316.00
Operations (Operations (1406))	\$153,000.00
Subtotal of Estimated Cost	\$382,316.00

