

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

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

**Definitions.**

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

<b>A.</b>	<b>PHA Information.</b>								
A.1	<p> <b>PHA Name:</b> Lubbock Housing Authority <span style="float: right;"><b>PHA Code:</b> TX018</span>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2019</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units 376 Number of Housing Choice Vouchers (HCVs) 1044 Total Combined Units/Vouchers 1420</b>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <b>Plan documents may be reviewed at any of the following locations:</b> </p> <table data-bbox="167 1428 1453 1806"> <tr> <td> <b>Lubbock Housing Authority Central Office</b>            1708 Crickets Avenue            Lubbock, TX 79401         </td> <td> <b>36 South Office</b>            1318 52<sup>nd</sup> C            Lubbock, TX 79412         </td> </tr> <tr> <td> <b>Cherry Point Office</b>            1329 E. 19<sup>th</sup>            Lubbock, TX 79403         </td> <td> <b>Mary Myers Office</b>            5421 Utica            Lubbock, TX 79413         </td> </tr> <tr> <td> <b>Behner Place Office</b>            4215 36<sup>th</sup>            Lubbock, TX 79413         </td> <td></td> </tr> <tr> <td> <b>96 West Office</b>            2410 Frankford            Lubbock, TX 79407         </td> <td></td> </tr> </table> <p>           Lubbock Housing Authority website: <a href="http://lubbockha.org">lubbockha.org</a> </p>	<b>Lubbock Housing Authority Central Office</b> 1708 Crickets Avenue Lubbock, TX 79401	<b>36 South Office</b> 1318 52 <sup>nd</sup> C Lubbock, TX 79412	<b>Cherry Point Office</b> 1329 E. 19 <sup>th</sup> Lubbock, TX 79403	<b>Mary Myers Office</b> 5421 Utica Lubbock, TX 79413	<b>Behner Place Office</b> 4215 36 <sup>th</sup> Lubbock, TX 79413		<b>96 West Office</b> 2410 Frankford Lubbock, TX 79407	
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<b>Behner Place Office</b> 4215 36 <sup>th</sup> Lubbock, TX 79413									
<b>96 West Office</b> 2410 Frankford Lubbock, TX 79407									

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

Participating PHAs		Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
NA					

**B. Annual Plan Elements**

**B.1**

**Revision of PHA Plan Elements.**

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

Y N

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

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

**Admissions and Continued Occupancy Changes**

**9-I.E. ANNUAL REEXAM EFFECTIVE DATES**

**Add italicized language to establish due dates for receipt of documentation.**

PHA Policy

*All tenant supplied documentation required to complete the annual recertification is due, and must be received by PHA staff, no later than close of business 45 (forty-five) calendar days prior to the annual reexamination date.*

*Failure of the household to provide the required documentation by the due date may result in termination of assistance.*

Delays in reexamination processing are considered to be caused by the family if the family fails to provide information requested by the PHA by the date specified, and this delay prevents the PHA from completing the reexamination, *issuing the 30 day notice of rent increase as scheduled or decreasing rent on the annual reexamination date.*

In general, *an increase in the tenant rent* that results from an annual reexamination will take effect on the family’s anniversary date, and the family will be notified at least 30 days in advance.

If the family causes a delay in processing the annual reexamination, *increases in the tenant rent* will be applied to the scheduled effective date of the annual reexamination. The family will be responsible for any underpaid rent and may be offered a repayment agreement in accordance with the policies in Chapter 16.

If the PHA chooses to schedule an annual reexamination for completion prior to the family’s anniversary date for administrative purposes, the effective date will be determined by the PHA, but will always allow for the 30-day notice period.

In general, a **decrease** in the tenant rent that results from an annual reexamination will take effect on the family’s anniversary date.

If the family causes a delay in processing the annual reexamination, *decreases* in the tenant rent will be applied on the first day of the month following completion of the reexamination processing.  
If the PHA chooses to schedule an annual reexamination for completion prior to the family's anniversary date for administrative purposes, the effective date will be determined by the PHA.

#### **9-III.D. PROCESSING THE INTERIM REEXAMINATION**

**Add italicized language to clarify interim income increase deadlines and effective dates.**

##### **Effective Dates**

*Families are required to report any increase in income within 10 business days of the change of income. Reporting decreases in income is recommended by the PHA, but not required. However, rent cannot be lowered until the change is reported and verified.*

The PHA must make the interim reexamination within a reasonable time after the family request [24 CFR 960.257(b)].

##### PHA Policy

If the tenant rent is to *increase*:

The increase generally will be effective on the first of the month following 30 days' notice to the family.

If a family fails to report a change within the required time frames, or fails to provide all required information within the required time frames, the increase will be applied retroactively, to the date it would have been effective had the information been provided on a timely basis. The family will be responsible for any underpaid rent and may be offered a repayment agreement in accordance with the policies in Chapter 16.

If the tenant rent is to *decrease*:

The decrease will be effective on the first day of the month following the month in which the change was reported. ***The Housing Authority cannot ensure that changes reported less than 5 business days before the first of the month can be verified prior to the rent due date.*** In cases where the change cannot be verified until after the date the change would have become effective, the change will be made retroactively.

## **Section 8 Administrative Plan Changes**

#### **11-I.F. EFFECTIVE DATES ANNUAL REEXAM**

**Add italicized language to clarify interim income increase deadlines and effective dates.**

The PHA must establish policies concerning the effective date of changes that result from an annual reexamination [24 CFR 982.516].

##### PHA Policy

***All tenant supplied documentation required to complete the annual recertification is due, and must be received by PHA staff, no later than close of business 45 (forty-five) calendar days prior to the annual reexamination date.***

***Failure of the household to provide the required documentation by the due date may result in termination of assistance.***

Delays in reexamination processing are considered to be caused by the family if the family fails to provide information requested by the PHA by the date specified, and this delay prevents the PHA from completing the reexamination, ***issuing the 30 day notice of rent increase as scheduled or decreasing rent on the annual reexamination date.***

In general, an *increase* in the family share of the rent that results from an annual reexamination will take effect on the family's anniversary date, and the family will be notified at least 30 days in advance.

If a family moves to a new unit, the increase will take effect on the effective date of the new lease and HAP contract, and no 30-day notice is required.

If the PHA chooses to schedule an annual reexamination for completion prior to the family's anniversary date for administrative purposes, the effective date will be determined by the PHA, but will always allow for the 30-day notice period.

If the family causes a delay in processing the annual reexamination, *increases* in the family share of the rent will be applied retroactively, to the scheduled effective date of the annual reexamination. The family will be responsible for any overpaid subsidy and may be offered a repayment agreement in accordance with the policies in Chapter 16.

In general, a *decrease* in the family share of the rent that results from an annual reexamination will take effect on the family's anniversary date.

If a family moves to a new unit, the decrease will take effect on the effective date of the new lease and HAP contract.

If the PHA chooses to schedule an annual reexamination for completion prior to the family's anniversary date for administrative purposes, the effective date will be determined by the PHA.

If the family causes a delay in processing the annual reexamination, *decreases* in the family share of the rent will be applied prospectively, from the first day of the

#### **11-II.D. PROCESSING THE INTERIM REEXAMINATION**

**Add italicized language to clarify interim income increase deadlines and effective dates.**

##### **Effective Dates**

*Families are required to report any increase in income within 10 business days of the change of income. Reporting decreases in income is recommended by the PHA, but not required. However, rent cannot be lowered until the change is reported and verified.*

The PHA must establish the time frames in which any changes that result from an interim reexamination will take effect [24 CFR 982.516(d)]. The changes may be applied either retroactively or prospectively, depending on whether there is to be an increase or a decrease in the family share of the rent, and whether the family reported any required information within the required time frames [HCV GB, p. 12-10].

PHA Policy

If the family share of the rent is to *increase*:

The increase generally will be effective on the first of the month following 30 days' notice to the family.

If a family fails to report a change within the required time frames, or fails to provide all required information within the required time frames, the increase will be applied retroactively, to the date it would have been effective had the information been provided on a timely basis. The family will be responsible for any overpaid subsidy and may be offered a repayment agreement in accordance with the policies in Chapter 16.

If the family share of the rent is to *decrease*:

The decrease will be effective on the first day of the month following the month in which the change was reported and all required documentation was submitted. *The Housing Authority cannot ensure that changes reported less than 5 business days before the first of the month can be verified prior to the rent due date.* In cases where the change cannot be verified until after the date the change would have become effective, the change will be made retroactively.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2018 grants)</b>		
Public Housing Operating Fund	1,189,000	
Public Housing Capital Fund	986,017	
Annual Contributions for Section 8 Tenant-Based Assistance	5,553,899	5,094,829 HAP 459,070 Admin
Resident Opportunity and Self Sufficiency Grants	39,454	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
TX01P018501-18	994,936	
<b>3. Public Housing Dwelling Rental Income</b>	727,765	
<b>4. Other income</b> (list below)	65,072	Office space rental
<b>5. Non-federal sources</b> (list below)		
<b>Total resources</b>	<b>9,556,143</b>	

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

**Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]**

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

**Steps for Implementation [24 CFR 903.2(c)(1)]**

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHA Policy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHA Policy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

***LHA implemented the preference for working families to promote deconcentration of poverty and income-mixing.***

***If necessary, the PHA may skip families on the waiting list to accomplish compliance with the EIR.***

**Order of Selection [24 CFR 960.206(e)]**

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list, the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and PHA policy.

**B.2 New Activities.**

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

Y N

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

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

**RAD Conversion**

In 2019-2024, LHA anticipates continuing the RAD conversion and receiving CHAP (Commitment to Enter into a Housing Assistance Payments) award letters for the remainder of its Public Housing Properties:

Current Property Data									
Property Name	Type	Bedroom Size						Total Units per Property	
		0	1	2	3	4	5		6
36 South	Family		8	28					36
Behner Place	Family		3	39	34	6			82
Mary Myers	Elderly		57	3					60
96 West	Family			84	10	2			96
Park Meadows 2	Family		6	14	12				32
<b>Total Units</b>			74	168	56	8			306

Post Conversion Property Data									
Property Name	Type	Bedroom Size						Total Units per Property	
		0	1	2	3	4	5		6
36 South	Family		8	28					36
Behner Place	Family		3	39	34	6			82
Mary Myers	Elderly		57	3					60
96 West	Family		4	80	10	2			96
Park Meadows 2	Family		6	14	12				32
<b>Total Units</b>			78	164	56	8			306

**Cherry Point Disposition**

LHA currently operates 72 scattered site homes (Cherry Point) as part of our public housing inventory in AMP 021. In Fiscal Year 2019 LHA anticipates withdrawing the RAD CHAP for this development and submitting an application to dispose of these scattered site units to a subsidiary of LHA. Application will be made for Tenant Protection vouchers with the intent of operating the scattered site houses under a PBV HAP contract. These actions will affect the following houses:

**Cherry Point (72 units)**

Unit #	Unit Address	Bed Rooms	Accessible
4052	2608 E. Cornell, Lubbock, TX 79403	2	No
4054	2620 E. Cornell, Lubbock, TX 79403	2	No
3008	1920 E. Auburn, Lubbock, TX 79403	3	No
3018	1705 E. Cornell, Lubbock, TX 79403	3	No
4001	1811 E. 1st Street, Lubbock, TX 79403	3	No
4002	1813 E. 1st Street, Lubbock, TX 79403	3	No
4003	1830 E. 1st Street, Lubbock, TX 79403	3	No
4004	1834 E. 1st Street, Lubbock, TX 79403	3	No
4005	1901 E. 1st Street, Lubbock, TX 79403	3	No
4007	1907 E. Cornell, Lubbock, TX 79403	3	No

4008	1913 E. 1st Street, Lubbock, TX 79403	3	No
4009	1914 E. 1st Street, Lubbock, TX 79403	3	No
4010	1915 E. 1st Street, Lubbock, TX 79403	3	No
4014	1810 1st Place, Lubbock, TX 79403	3	No
4015	1819 1st Place, Lubbock, TX 79403	3	No
4016	1820 1st Place, Lubbock, TX 79403	3	No
4017	1824 1st Place, Lubbock, TX 79403	3	No
4021	2906 E. Auburn, Lubbock, TX 79403	3	No
4022	2904 E. Bates, Lubbock, TX 79403	3	No
4025	2911 E. Bates, Lubbock, TX 79403	3	No
4026	2912 E. Bates, Lubbock, TX 79403	3	No
4028	2918 E. Bates, Lubbock, TX 79403	3	No
4029	2919 E. Bates, Lubbock, TX 79403	3	No
4038	1707 E. Colgate, Lubbock, TX 79403	3	No
4040	1807 E. Colgate, Lubbock, TX 79403	3	No
4041	1903 E. Colgate, Lubbock, TX 79403	3	No
4048	1740 E. Cornell, Lubbock, TX 79403	3	No
4057	2631 E. Cornell, Lubbock, TX 79403	3	No
4058	3314 E. Cornell, Lubbock, TX 79403	3	No
6002	1917 1st Place, Lubbock, TX 79403	3	No
6003	1712 E. 2nd Street, Lubbock, TX 79403	3	No
6004	1815 E. 2nd Street, Lubbock, TX 79403	3	No
6012	2913 E. Bates, Lubbock, TX 79403	3	No
6013	3404 E. Bates, Lubbock, TX 79403	3	No
6018	2938 E. Baylor, Lubbock, TX 79403	3	No
6020	3307 E. Baylor, Lubbock, TX 79403	3	No
6022	3408 E. Baylor, Lubbock, TX 79403	3	No
6026	1831 E. Brown, Lubbock, TX 79403	3	No
6027	1908 E. Brown, Lubbock, TX 79403	3	No
6028	1828 E. Colgate, Lubbock, TX 79403	3	<b>Yes</b>
6029	1912 E. Colgate, Lubbock, TX 79403	3	No
6032	3417 E. Colgate, Lubbock, TX 79403	3	No
6033	3419 E. Colgate, Lubbock, TX 79403	3	No
6035	3422 E. Colgate, Lubbock, TX 79403	3	No
6036	3423 E. Colgate, Lubbock, TX 79403	3	No
6040	2635 E. Cornell, Lubbock, TX 79403	3	No
6043	1823 E. Amherst, Lubbock, TX 79403	3	No
6044	1924 E. Auburn, Lubbock, TX 79403	3	No
6046	2913 E. Auburn, Lubbock, TX 79403	3	No
6047	2925 E. Auburn, Lubbock, TX 79403	3	No
6049	2931 E. Bates, Lubbock, TX 79403	3	No
6050	3305 E. Bates, Lubbock, TX 79403	3	No
6056	3414 E. Baylor, Lubbock, TX 79403	3	No
6058	3304 E. Colgate, Lubbock, TX 79403	3	No

6060	1914 E. Cornell, Lubbock, TX 79403	3	No
4036	3313 E. Baylor, Lubbock, TX 79403	4	No
4037	1909 E. Brown, Lubbock, TX 79403	4	No
4043	3410 E Colgate, Lubbock, TX 79403	4	No
4047	3504 E. Colgate, Lubbock, TX 79403	4	No
6007	2618 E. Auburn, Lubbock, TX 79403	4	No
6009	2910 E. Auburn, Lubbock, TX 79403	4	No
6024	3424 E. Baylor, Lubbock, TX 79403	4	No
6025	3426 E. Baylor, Lubbock, TX 79403	4	No
6039	3502 E. Colgate, Lubbock, TX 79403	4	No
6042	1714 E. Amherst, Lubbock, TX 79403	4	No
6057	3417 E. Baylor, Lubbock, TX 79403	4	No
4031	3301 E. Bates, Lubbock, TX 79403	5	No
4046	3421 E. Colgate, Lubbock, TX 79403	5	No
6011	2917 E. Auburn, Lubbock, TX 79403	5	No
6016	3423 E. Bates, Lubbock, TX 79403	5	No
6052	3426 E. Bates, Lubbock, TX 79403	5	No
6055	3409 E. Baylor, Lubbock, TX 79403	5	No

**B.3 Civil Rights Certification.**  
 Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**B.4 Most Recent Fiscal Year Audit.**  
 (a) Were there any findings in the most recent FY Audit?  
 Y N  
   
 (b) If yes, please describe:

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

required Expand the Supply of Assisted Housing

- Built 12 additional elderly housing units
- Engaged a Tax Credits developer
- Designated 57 units as elderly only

Improve the Quality of Assisted Housing

- Implemented telephone wait list system so tenants can check their status anytime
- Implemented automated outcalling system to remind tenants/applicants of appointments/inspections
- Expanded the Family Self Sufficiency program to include public housing residents
- Provided training opportunities to management and staff
- Renovated many units with bathroom remodels, appliance replacement, flooring replacement, interior/exterior painting, continued conversion of old garages to new storage, continued replacement of HVAC units

Increase Assisted Housing Choices

- Conducted outreach to increase Section 8 landlords
- Raised payment standards
- Engaged Tax Credits developer
- Increased the number of VASH vouchers

Provide an Improved Living Environment

	<ul style="list-style-type: none"> <li>Implemented non-smoking policy</li> </ul> <p>Ensure Equal Opportunity</p> <ul style="list-style-type: none"> <li>Provided Fair Housing workshops for staff</li> </ul>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?  Y    N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p style="text-align: center;"><b>Insert RAB Comments/Responses/Analysis Here</b></p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y    N    N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>LHA will continue to utilize capital funds for major repairs and rehabilitation. Additionally, funds are being utilized in RAD conversion activities.</p>
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The 2018-2023 5-Year Action Plan (HUD-50075.2) was submitted and approved in 2018.</p>