

**DATA COLLECTION TOOL  
FOR INFORMATION TO  
COMPLETE FIVE-YEAR AND ANNUAL  
PHA PLAN**

## Housing Authority of the City of Lubbock

The following information is needed to complete the HUD-50075 PHA Plan forms.

**A. PHA Information**

**PHA Name:** Housing Authority of the City of Lubbock

**PHA Code:** TX018

**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 10/2021

**PHA Plan Submission Type:**  5-Year Plan Submission  Revised 5-Year Plan Submission

The following are the specific locations where the public may obtain copies of the 2021 Five-Year Plan:

- Administrative Office – 1708 Crickets Avenue, Lubbock, TX 79401
- ~~Cherry Point Office – 1329 E. 19<sup>th</sup>, Lubbock, TX 79403~~ *no longer A.H.*
- 36 South Office – 1318 52<sup>nd</sup> C, Lubbock, TX 79412
- Behner Place Office – 4215 36<sup>th</sup>, Lubbock, TX 79413
- Mary Myers Office – 5421 Utica, Lubbock, TX 79413
- 96 West Office – 2410 Frankford, Lubbock, TX 79407
- Lubbock Housing Authority website – lubbockha.org

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

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
Lead HA:					

## B. 5-Year Plan

### Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

**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. **Please make your selections from below or provide your own.**

### **PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments
- Other (list below)

### **PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management (PHAS score)
- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Other (list below)

### **PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program

- Implement public housing or other homeownership programs
- Implement public housing site-based waiting lists
- Convert public housing to vouchers
- Other (list below)

**PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other (list below)

**PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Other (list below)

**PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Other (list below)

**OTHER PHA GOALS AND OBJECTIVES (list below)**

**Progress Statements** include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

### PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Acquire or build units or developments - RHF - *comp*

**Progress Statement:**

*- Added 12 units of elderly housing.*

### PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Provide replacement public housing

**Progress Statement:**

*Have added ability to do more online continue to renovate P.H. implemented quality inspection of units.*

### PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards

**Progress Statement:**

*Reviewed & increased payment standards provide anyone interested in mobility with counseling. send letters to new potential landlords.*

### PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments

**Progress Statement:**

*put 30% in with 50% mixed income.*

**PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATEVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #5

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

**Progress Statement:**

? Promoted Fair Housing on all documents & advertisements  
Responded to requests for Reasonable accommodations.

**Violence Against Women Act (VAWA)**

The Housing Authority of the City of Lubbock has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Notification has been sent to all Public Housing tenants, Section 8 participants and owners/landlords concerning VAWA and all new tenants are briefed at move-in. We are also utilizing an updated VAWA pamphlet.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. The PHA refers victims of domestic violence to the Women's Protective Shelter (which provides a variety of assistance) and the Child Protective Service (CPS).

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking (will allow a family who is a victim of domestic violence transfer to a different development);
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.

The Housing Authority of the City of Lubbock shall train its staff on the required confidentiality issues imposed by VAWA.

The Housing Authority of the City of Lubbock has adopted an Emergency VAWA Transfer Plan and provides it to applicants and residents/participants in accordance with HUD guidelines.

### **Substantial Deviation/Significant Amendment or Modification**

#### **Substantial Deviation**

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring LHA to amend its agency plan. As part of the Rental Assistance Demonstration (RAD) and the Section 18 Disposition process, LHA excludes the following Section 18 and RAD-specific items:

- Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to Relocation Plan and processes for each approved RAD conversion;
- Changes to the construction and rehabilitation plan for each approved RAD conversion;
- Changes to the financing structure for each approved RAD conversion; and
- The decision to convert to either Project-Based Rental Assistance or Project-Based Voucher Assistance.
- Changes to the Section 18 Disposition Plan and/or application for units identified in this plan.

**Significant Amendment/Modification**

LHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.
- Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan.
- Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.
- Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan.

**Resident Advisory Board (RAB) Comments**

Did the RAB(s) provide comments to the 5-Year PHA Plan? **(See attachment x018a01)**

Y   N

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.

**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.

**Challenged Elements –**



**Other Elements from the Previous Annual PHA Plan.** This information is for the 2020 Annual PHA Plan.

**Excerpts from your Agency's Previous PHA Plans are included for ease in updating. Please list changes (if any) to the following PHA Plan elements.**

**PHA Name:** Housing Authority of the City of Lubbock

**PHA Code:** TX018

**PHA Type:**  Small  High Performer ?

**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 10/2021

**PHA Inventory** (based on ACC units at time of FY beginning above)

**Number of Public Housing (PH) Units:** 306

**Number of Housing Choice Vouchers (HCVs):** 1,159

**Total Combined** 1,465

**PHA Plan Submission Type:**  Annual Submission  Revised Annual Submission

→ 33? Main Stream

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- 36 South Office – 1318 52<sup>nd</sup> C, Lubbock, TX 79412
- Behner Place Office – 4215 36<sup>th</sup>, Lubbock, TX 79413
- Mary Myers Office – 5421 Utica, Lubbock, TX 79413
- 96 West Office – 2410 Frankford, Lubbock, TX 79407
- Lubbock Housing Authority website – lubbockha.org

### **Deconcentration Policy**

**(See attachment tx018b01)**

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

#### **Statement of Housing Needs**

Affordable housing is still a high need. Over 50% of renters are overburdened in next payments. The Housing Authority continues to run a waiting list.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	14,032	4	5	4	4	6	6
Income >30% but <=50% of AMI	11,024	4	5	4	4	3	3
Income >50% but <80% of AMI	15,241	4	5	4	4	3	3
Elderly	2,800	4	5	4	4	3	3
Families with Disabilities	16,471	4	4	4	4	3	3
White	16,905	4	5	4	4	3	3
Black/African American	7,065	4	5	4	4	3	3
American Indian/Alaska Native	76	4	5	4	4	3	3
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/Other Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	516		
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families	27	5.23	
Families with Disabilities	76	14.73	
White	250	48.45	
Black/African American	196	37.98	
American Indian/Alaska Native	6	1.16	
Asian	4	.78	
Native Hawaiian/Other Pacific Islander			
Hispanic	149	28.89	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	72		
2 BR	205		
3 BR	181		
4 BR	57		
5 BR	1		
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (Optional) If used, identify which development/subjurisdiction: <b>Park Meadows (32 Low-income tax credit units)</b>			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
White			
Black/African American			
American Indian/Alaska Native			
Asian			
Native Hawaiian/Other Pacific Islander			
Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
White			
Black/African American			
American Indian/Alaska Native			
Asian			
Native Hawaiian/Other Pacific Islander			
Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

*Just Exhausted all on wait list.*

## **Strategies for Addressing Housing Needs**

### **Need: Shortage of affordable housing for all eligible populations**

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

PHA shall increase the number of affordable units available to the PHA within its current resources by:

- Apply for additional Section 8 units should they become available

### **Need: Specific Family Types: Families at or below 30% of median**

PHA shall target available assistance to families at or below 30% of AMI by:

- FSS Programs to support and encourage work
- Apply for applicable programs as funding becomes available

### **Need: Specific Family Types: Families at or below 50% of median**

PHA shall target available assistance to families at or below 50% of AMI by:

- FSS Programs to support and encourage work

### **Need: Specific Family Types: The Elderly**

PHA shall target available assistance to the elderly by:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

### **Need: Specific Family Types: Families with Disabilities**

PHA shall target available assistance to Families with Disabilities by:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

The PHA will conduct activities to affirmatively further fair housing by:

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside areas of poverty/minority concentrations

**Reason for Selecting Strategies:**

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance

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

**Public Housing**

(1) Eligibility

Equal Access

The term "family" includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or
- (2) A group of persons residing together and such group includes, but is not limited to:

- (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
- (ii) An elderly family;
- (iii) A near-elderly family;
- (iv) A disabled family;
- (v) A displaced family; and
- (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The Housing Authority of the City of Lubbock verifies eligibility for admission to public housing when unit becomes available and offer is made.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Criminal background check
- Drug Treatment Center check
- Sex Offender Registration check
- Citizenship/Legal Non-Citizen Status check
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.



The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies

(2) Selection and Assignment

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application **and applicable preference(s) as follows.**

(3) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA plans to employ the following admission preferences for admission to public housing:

In accordance with the Department's request to assist existing voucher program participants who were affected by Hurricane Katrina, the Housing Authority of the City of Lubbock amended its Admission and Continued Occupancy Policy as follows. This amendment is in accordance with the Housing Authority's Natural Disaster Response Policy (Emergency Action Plan).

The Lubbock Housing Authority (LHA) will employ a preference for a disaster affected family over other waiting list placeholders as follows:

- (1) To a disaster affected family qualified by the Federal Emergency Management Agency (FEMA) to be in the federally declared disaster area and are Public Housing residents
- (2) To a disaster affected family applying for Public Housing assistance who is qualified by the Federal Emergency Management Agency (FEMA) as a disaster affected family and who is income eligible

The LHA will require the disaster affected family to self-certify to its rental history, drug activity and criminal history, and all other elements of the LHA's screening process.

Should the disaster affected family refuse to comply with the self-certification, the LHA will deny the family public housing assistance.

Should the self-certification prove to be inaccurate, the family's public housing assistance will be terminated with a thirty (30) day written notice.

**Priority Preference**

- 1 - Applicant families whose head of household, or spouse is employed or has an offer for employment
- 1 - Elderly and/or Disabled

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) **Unit Assignment**

Applicants are ordinarily given one (1) vacant unit choice before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) **Maintaining Waiting List**

The Housing Authority of the City of Lubbock maintains a community-wide waiting list except for site-based waiting list for Park Meadows 2.

Interested persons may apply for admission to public housing at the main administrative office located at 1708 Crickets Avenue, Lubbock, Texas or at the following development site management office:

- Park Meadows 2  
2627 Oak Drive  
Lubbock, TX 79404

The Housing Authority of the City of Lubbock operates one (1) site-based waiting list at Park Meadows 2. This site-based waiting list is a previously HUD approved site-based waiting list plan.

Families may be on three (3) waiting lists simultaneously as follows:

- Site-based list at Park Meadows 2
- Public Housing waiting list
- Section 8 HCV waiting list

Interested persons may obtain more information about and sign up to be on the site-based waiting list at the main administrative office located at 1708 Crickets Avenue, Lubbock, Texas or at the following development site management office:

- Park Meadows 2  
2627 Oak Drive  
Lubbock, TX 79404

(6) Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA's briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At any time family composition changes

**(7) Deconcentration and Income Mixing (See TAB 5)**

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA ~~does/does not~~ have general occupancy public housing developments covered by the deconcentration rule.

The ~~following/none of the~~ covered developments have average incomes that fall above or below the Established Income Range.

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

**Section 8**

(1) Eligibility

Equal Access

The term "family" includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or
- (2) A group of persons residing together and such group includes, but is not limited to:
  - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
  - (ii) An elderly family;
  - (iii) A near-elderly family;
  - (iv) A disabled family;
  - (v) A displaced family; and
  - (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies

The PHA shares the following information with prospective landlords:

- Current and previous landlord name and address
- Resident name and mailing address (last known to PHA)

(2) Waiting List Organization

The Housing Authority of the City of Lubbock's waiting list for the Section 8 tenant-based assistance is not merged with any other program waiting list.

Interested persons may apply for admission to Section 8 tenant-based assistance at:

- PHA main administrative Office

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit under as follows:

- Illness, hard to house, family emergency/death, not to exceed 120 days

(4) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 Program to families at or below 30% of the median area income.

The PHA plans to employ the following admission preferences for admission to Section 8 tenant-based assistance:

In accordance with the Department's request to assist existing voucher program participants who were affected by Hurricane Katrina, the Housing Authority of the City of Lubbock amended its Section 8 Administrative Plan as follows. This amendment is in accordance with the Housing Authority's Natural Disaster Response Policy (Emergency Action Plan).

The Lubbock Housing Authority (LHA) will employ a preference for a disaster affected family over other waiting list placeholders as follows:

- (1) To a disaster affected family qualified by the Federal Emergency Management Agency (FEMA) to be in the federally declared disaster area and are Section 8 Voucher holders
- (2) To a disaster affected family applying for Section 8 assistance who is qualified by the Federal Emergency Management Agency (FEMA) as a disaster affected family and who is income eligible

The LHA will require the disaster affected family to self-certify to its rental history, drug activity and criminal history, and all other elements of the LHA's screening process.

Should the disaster affected family refuse to comply with the self-certification, the LHA will deny the family Section 8 assistance.

Should the self-certification prove to be inaccurate, the family's Section 8 assistance will be terminated with a thirty (30) day written notice.

This preference does not affect the Special Purpose Vouchers administered by the Housing Authority: Mainstream Vouchers or Family Unification Vouchers.

Special Purpose Voucher holders that no longer qualify will be given preference for a regular Section 8 voucher as long as they are still eligible.

**Priority Preference**

- 1 - Applicant families whose head of household, or spouse is employed or has an offer for employment
- 1 - Elderly and/or Disabled
- 1 - Non-Elderly persons with disabilities who are currently experiencing homelessness or have previously experienced homelessness and are currently in a permanent supportive housing or rapid rehousing project

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose Section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose Section 8 program to the public through:

- Family Unification Program Vouchers
- Mainstream Program Vouchers
- Veterans Affairs Supportive Housing (VASH)

**Financial Resources**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2021 grants)</b>		
a) Public Housing Operating Fund	1,282,693	
b) Public Housing Capital Fund	<del>6,846,231</del> 912,374	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,546,231	
f) Resident Opportunity and Self- Sufficiency Grants	46,113	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Mainstream	21,2696	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
TX 01 P018501-19	412,320	
TX 01 P018501-20	870,759	
<b>3. Public Housing Dwelling Rental Income</b>		
	610,500	
<b>4. Other income (list below)</b>		
Maintenance Chgs-	10,000	
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>		



## **Rent Determination**

### **Public Housing**

#### (1) Income Based Rent Policies

##### a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income-based rent in public housing.

##### b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety days when a hardship is requested on one of the following conditions:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
- c. The family would be evicted as a result of imposing the minimum rent requirement;
- d. There has been a death in the family; or
- e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e., alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
  - a. Rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.
  - b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
  - c. The family may not be evicted for non-payment of rent during this ninety (90)-day suspension period.
  - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.
4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

c. Rents set at less than 30% than adjusted income

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase

Additional family members cannot be added without written approval from the PHA. With the exception of a new birth, members added to the family will undergo the screening process required before the PHA makes its decision to approve or disapprove adding a new member.

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12-month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The Section 8 rent reasonableness study of comparable housing
- Lubbock Apartment Association – apartment directory
- Guidelines found in the 2015 Appropriations Act (PIH 2015-13) in determining the Public Housing Flat Rent schedule. The PHA will establish a flat rent for each public housing unit that is no less than 80% of the applicable Fair Market Rent (FMR)

**Section 8**

(1) Payment Standards

The PHA's payment standard is:

- At or above 90% but below 100% of FMR

The PHA has selected this standard because:

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
  - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
  - b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
  - c. One or more family members have lost employment;
  - d. The family would be evicted as a result of imposing the minimum rent requirement;
  - e. There has been a death in the family; or
  - f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e., alimony, child support, etc.Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).
2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
  - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
  - b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
  - c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
  - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.

3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

### **Homeownership Programs**

#### **Public Housing**

The PHA does not administer any homeownership programs for public housing.

#### **Section 8 Tenant Based Assistance**

The PHA does not plan to administer a homeownership program for Section 8.

#### **Safety and Crime Prevention**

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

##### A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents.
  - Observed lower-level crime, vandalism and/or graffiti
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
  - Resident reports
  - PHA employee reports
  - Due to staff and funding reductions, the PHA does not have an adequate system in place to measure safety. Resident reports and PHA employee reports are heavily relied on. Monitoring of developments currently being performed by management staff. This is on-going and no increase in activity has been noticed.
3. Developments that are most affected:
  - Cherry Point
  - Behner Place
  - 36 South
  - 96 West
  - The increase in crime is negligible in all developments to-date

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year. **N/A**

C. Coordination between PHA and the police. **N/A**

### **Violence Against Women Act (VAWA)**

The Housing Authority of the City of Lubbock has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Notification has been sent to all Public Housing tenants, Section 8 participants and owners/landlords concerning VAWA and all new tenants are briefed at move-in. We are also utilizing an updated VAWA pamphlet.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. The PHA refers victims of domestic violence to the Women's Protective Shelter (which provides a variety of assistance) and the Child Protective Service (CPS).

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking (will allow a family who is a victim of domestic violence transfer to a different development);
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.

- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.

The Housing Authority of the City of Lubbock shall train its staff on the required confidentiality issues imposed by VAWA.

The Housing Authority of the City of Lubbock has adopted an Emergency VAWA Transfer Plan and provides it to applicants and residents/participants in accordance with HUD guidelines.

## **Smoke Free Policy**

### **EXHIBIT 8-1 SMOKE-FREE POLICY**

**Effective Date: October 1, 2017**

In accordance with HUD regulations, the Housing Authority of Lubbock has adopted these smoke-free policies. The policies are effective as of October 1, 2017.

Due to the increased risk of fire, increased maintenance costs, and the known health effects of secondhand smoke, smoking is prohibited in all living units and interior areas, including but not limited to hallways, rental and administrative offices, community centers, day care centers, laundry centers, and similar structures. Smoking is also prohibited in outdoor areas within 25 feet from public housing and administrative office buildings.

This policy applies to all employees, residents, household members, guests, and service persons. Residents are responsible for ensuring that household members and guests comply with this rule.

The term "smoking" means any inhaling, exhaling, burning, or carrying any lighted cigar, cigarette, pipe, or other prohibited tobacco product in any manner or any form. Prohibited tobacco products include water pipes or hookahs.

Violation of the smoke-free policy constitutes a violation of the terms of the public housing lease. Consequences of lease violations include termination of tenancy.

## **PHA POLICIES**

### **Designated Smoking Areas (DSA)**

The PHA has not designated any smoking areas on the PHA's property. Residents may not discard smoking products on the property.

### **Electronic Nicotine Delivery Systems (ENDS)**

Electronic nicotine delivery systems (ENDS) include e-cigarettes, nicotine inhalers, and vaping devices.

Use of ENDS is permitted in public housing units but prohibited in administrative buildings.

### **Effective Date**

The PHA's effective date(s) of this smoke-free policy is/are as follows:

Example 1: The smoke-free policy will be effective for all residents, household members, employees, guests, and service persons October 1, 2017.

### **Enforcement**

The PHA must enforce smoke-free policies when a resident violates this policy. When enforcing the lease, the PHA will provide due process and allow residents to exercise their right to an informal settlement and formal hearing.

The PHA will not evict a resident for a single incident of smoking in violation of this policy. As such, the PHA will implement a graduated enforcement framework that includes escalating warnings. Prior to pursuing eviction for violation of smoke-free policies, the PHA will take specific, progressive monitoring and enforcement actions, while at the same time educating tenants and providing smoking cessation information.

The lease will identify the actions that constitute a policy violation, quantify the number of documented, verified violations that warrant enforcement action, state any disciplinary actions that will be taken for persistent non-responsiveness or repeated noncompliance, and state how many instances on noncompliance will constitute a violation. Tenancy termination and eviction will be pursued only as a last resort.

The PHA may terminate tenancy at any time for violations of the lease and failure to otherwise fulfill household obligations if resident behavior disturbs other residents' peaceful enjoyment and is not conducive to maintaining the property in a decent, safe, and sanitary condition.

As materials and services are available, the PHA will provide information and resources on smoking cessations.

If the resident does not exceed a total of three violations within 24 months, the resident will be considered to have a clear record.

### **Pet Policy**

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

A non-refundable nominal pet fee of \$150.00 will be charged and is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e., fumigation of a unit), excluding elderly/disabled residents.



A refundable pet deposit of \$150.00 will be assessed and is intended to cover additional costs not otherwise covered which are directly attributable to the pet's presence (i.e., damages to the unit, yard, fumigation of a unit, etc.), excluding elderly/disabled residents.

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. This does not apply to service animals that assist persons with disabilities.

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

### **Substantial Deviation/Significant Amendment or Modification**

#### **Substantial Deviation**

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring LHA to amend its agency plan. As part of the Rental Assistance Demonstration (RAD) and the Section 18 Disposition process, LHA excludes the following Section 18 and RAD-specific items:

- Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to Relocation Plan and processes for each approved RAD conversion;
- Changes to the construction and rehabilitation plan for each approved RAD conversion;
- Changes to the financing structure for each approved RAD conversion; and
- The decision to convert to either Project-Based Rental Assistance or Project-Based Voucher Assistance.
- Changes to the Section 18 Disposition Plan and/or application for units identified in this plan.

**Significant Amendment/Modification**

LHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.
- Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan.
- Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.
- Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan.

**New Activities**

Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? **Please place a check (✓) mark on any new activities**

- Hope VI or Choice Neighborhoods
- Mixed Finance Modernization or Development
- Demolition and/or Disposition
- Conversion of Public Housing to Tenant Based Assistance
- Conversion of Public Housing to Project Based Assistance under RAD
- Project Based Vouchers
- Units with Approved Vacancies for Modernization
- Other Capital Grant Programs

**Hope VI or Choice Neighborhoods**

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

**Mixed Finance Modernization or Development**

The PHA will be engaging in mixed-finance development activities for public housing in the Plan year. The PHA will try to help refinance a tax credit property and use RHF funds to make some units into public housing.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

**Demolition and/or Disposition**

The PHA does plan to conduct demolition or disposition activities in the plan Fiscal Year.

**Was this completed in 09/2019? – if so, please mark through and we will delete it and if you have plans for any other demo/dispo activity, please provide information in chart below**

Demolition/Disposition Activity Description
1a. Development name: <b>Cherry Point</b> 1b. Development (project) number: <b>AMP 021</b>
2. Activity type: Demolition <input type="checkbox"/> <b>Disposition</b> <input checked="" type="checkbox"/>
3. Application status (select one) <b>Approved</b> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <b>approved</b> , submitted, or planned for submission: <b>03/08/2019</b>
5. Number of units affected: <b>72</b>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>03/08/2019</b> b. Projected end date of activity: <b>09/27/2019</b>

**Conversion of Public Housing to Tenant Based Assistance**

The PHA is not planning to convert any Public Housing to Tenant Based Assistance.

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

**(See attachment tx018c01) Please provide updates, if applicable**

*still reviewing*

### **Occupancy by Over-Income Families**

Significant Amendment to the PHA Plan: Public Housing Income Limit

Section 103 of the Housing Through Modernization Act of 2016 (HOTMA) amends section 16(a) of the United States Housing Act of 1937 (42 U.S.C. 1437n(a) to place an income limitation on public housing tenancy for families. The law requires the PHA to terminate assistance of over-income families.

After a family's income has exceeded 120% of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years, the PHA must terminate the family's tenancy within 6 months of the second income determination or charge the family a monthly rent equal to the greater of (1) the applicable Fair Market Rent, or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations.

### **Project-based Vouchers**

The Housing Authority of the City of Lubbock intends to operate a Section 8 Project-Based Voucher Program.

### **Units with Approved Vacancies for Modernization N/A**

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

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

### **Progress Report**

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

### **Mission**

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

## Goals/Objectives

### PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Acquire or build units or developments - RHF

#### Progress Statement:

*done - previously added 12 units  
of Elderly Housing.*

### PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Provide replacement public housing

#### Progress Statement:

*do surveys, added inspections.  
continue to upgrade p.h. units  
HVAC, Floor, Baths, etc.*

### PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards

#### Progress Statement:

*same as other*

### PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments

#### Progress Statement:

**PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY  
FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

**Progress Statement:**

**Most Recent Fiscal Year Audit**

Kris

(a) Were there any findings in the most recent FY Audit?

Y N

If, yes, please describe:

**Resident Advisory Board (RAB) Comments**

Did the RAB(s) provide comments to the PHA Plan?

Y N

Please provide comments received and the PHA's response to each comment (see attachment tx018a01)

**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.

**Statement of Capital Improvements.** Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

- 1) Capital Improvements. 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.

**See HUD Form 50075.2 approved by HUD on / /**

**Challenged Elements –**

**Capital Fund Program Five-Year Action Plan**

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

<b>Part I: Summary</b>						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
Lubbock Housing Authority TX018		City of Lubbock/County of Lubbock/State of Texas				
A.	Development Number and Name <b>HA-Wide</b>	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
B.	Physical Improvements	Annual	300,000.00	300,000.00	300,000.00	300,000.00
	Subtotal	Statement	-	-	-	-
C.	Management Improvements		91,237	91,237	91,237	91,237
D.	PHA-Wide Non-dwelling Structures and Equipment		100,000	100,000	100,000	100,000
E.	Administration		91,237	91,237	91,237	91,237
F.	Other		213,663.00	213,663.00	213,663.00	213,663.00
G.	Operations		91,237.00	91,237.00	91,237.00	91,237.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		25,000.00	25,000.00	25,000.00	25,000.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		<b>\$912,374.00</b>	<b>\$912,374.00</b>	<b>\$912,374.00</b>	<b>\$912,374.00</b>
L.	Total Non-CFP Funds					
M.	Grand Total		<b>\$912,374.00</b>	<b>\$912,374.00</b>	<b>\$912,374.00</b>	<b>\$912,374.00</b>



**Capital Fund Program Five-Year Action Plan**

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Lubbock Housing Authority TX018		City of Lubbock/County of Lubbock/State of Texas				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	TX018000021P Cherry Point, 36 South		100,000.00	100,000.00	100,000.00	100,000.00
	TX018000022P Behner Pl., Mary Myers Sr.		100,000.00	100,000.00	100,000.00	100,000.00
	TX018000023P 96 West		100,000.00	100,000.00	100,000.00	100,000.00
			<b>\$300,000.00</b>	<b>\$300,000.00</b>	<b>\$300,000.00</b>	<b>\$300,000.00</b>

**Capital Fund Program Five-Year Action Plan**

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2018</u>	Work Statement for Year 2 FFY <u>2022</u>			Work Statement for Year 3 FFY <u>2023</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
	<b>Amp 21 Cherry Pt/36 S</b>			<b>Amp 21 Cherry Pt/36 S</b>		
	Exterior Renovation	2	30,000.00	Exterior Renovation	2	30,000.00
	Interior renovation	3	60,000.00	Interior renovation	3	60,000.00
	Site work		5,000.00	Site work		5,000.00
	RAD Conversion		3,000.00	RAD Conversion		3,000.00
	and Streamlined Voluntary Conversion		2,000.00	and Streamlined Voluntary Conversion		2,000.00
	<b>Amp 22 Behner/Myers</b>			<b>Amp 22 Behner/Myers</b>		
	Exterior Renovation	2	30,000.00	Exterior Renovation	2	30,000.00
	Interior renovation	3	60,000.00	Interior renovation	3	60,000.00
	Site work		5,000.00	Site work		5,000.00
	RAD Conversion		2,000.00	RAD Conversion		2,000.00
	and Streamlined Voluntary Conversion		3,000.00	and Streamlined Voluntary Conversion		3,000.00
	<b>Amp 23 96 West</b>			<b>Amp 23 96 West</b>		
	Exterior Renovation	2	30,000.00	Exterior Renovation	2	30,000.00
	Interior renovation	3	60,000.00	Interior renovation	3	60,000.00
	Site work		5,000.00	Site work		5,000.00
	RAD Conversion		3,000.00	RAD Conversion		3,000.00
	and Streamlined Voluntary Conversion		2,000.00	and Streamlined Voluntary Conversion		2,000.00
	<b>Subtotal</b>		<b>\$300,000.00</b>	<b>Subtotal</b>		<b>\$300,000.00</b>



**Capital Fund Program Five-Year Action Plan**

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2021</u>	Work Statement for Year 2 FFY <u>2022</u>		Work Statement for Year 3 FFY <u>2023</u>	
	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost
	General Description of Major Work Items		General Description of Major Work Items	
See Annual Statement	<b>Amp 21 Cherry Pt/36 S</b>		<b>Amp 21 Cherry Pt/36 S</b>	
	Computer Software	10,000.00	Computer Software	10,000.00
	Update Policies and Procedures	3,000.00	Update Policies and Procedures	3,000.00
	Technical Assistance and PHAS Improvement	3,500.00	Technical Assistance and PHAS Improvement	3,500.00
	Utility Allowance Annual Update	2,500.00	Utility Allowance Annual Update	2,500.00
	Staff Training	5,000.00	Staff Training	5,000.00
	RAD Conversion	2,500.00	RAD Conversion	2,500.00
	and Streamlined Voluntary Conversion	3,000.00	and Streamlined Voluntary Conversion	3,000.00
	<b>Amp 22 Behner/Myers</b>		<b>Amp 22 Behner/Myers</b>	
	Computer Software	15,000.00	Computer Software	15,000.00
	Update Policies and Procedures	3,000.00	Update Policies and Procedures	3,000.00
	Technical Assistance and PHAS Improvement	3,500.00	Technical Assistance and PHAS Improvement	3,500.00
	Utility Allowance Annual Update	2,000.00	Utility Allowance Annual Update	2,000.00
	Staff Training	5,000.00	Staff Training	5,000.00
	RAD Conversion	2500	RAD Conversion	2500
	and Streamlined Voluntary Conversion	3,000.00	and Streamlined Voluntary Conversion	3,000.00
	<b>Amp 23 96 West</b>		<b>Amp 23 96 West</b>	
	Computer Software	10,000.00	Computer Software	10,000.00
	Update Policies and Procedures	3,000.00	Update Policies and Procedures	3,000.00
	Technical Assistance and PHAS Improvement	3,500.00	Technical Assistance and PHAS Improvement	3,500.00
	Utility Allowance Annual Update	1,000.00	Utility Allowance Annual Update	1,000.00
	Staff Training	5,000.00	Staff Training	5,000.00
	RAD Conversion	2,663.00	RAD Conversion	2,663.00
	and Streamlined Voluntary Conversion	2574	and Streamlined Voluntary Conversion	2574
	<b>Subtotal</b>	<b>\$91,237.00</b>	<b>Subtotal</b>	<b>\$91,237.00</b>

**Capital Fund Program Five-Year Action Plan**

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2021	Work Statement for Year 4 FFY 2024		Work Statement for Year 5 FFY 2025	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
	See Annual Statement	<b>Amp 21 Cherry Pt/36 S</b>		
	Computer Software	10,000.00	Computer Software	10,000.00
	Update Policies and Procedures	3,000.00	Update Policies and Procedures	3,000.00
	Technical Assistance and PHAS Improvement	3,500.00	Technical Assistance and PHAS Improvement	3,500.00
	Utility Allowance Annual Update	2,500.00	Utility Allowance Annual Update	2,500.00
	Staff Training	5,000.00	Staff Training	5,000.00
	RAD and Streamlined Voluntary Conversion	2,500.00	RAD and Streamlined Voluntary Conversion	2,500.00
		3,000.00		3,000.00
	<b>Amp 22 Behner/Myers</b>		<b>Amp 22 Behner/Myers</b>	
	Computer Software	15,000.00	Computer Software	15,000.00
	Update Policies and Procedures	3,000.00	Update Policies and Procedures	3,000.00
	Technical Assistance and PHAS Improvement	3,500.00	Technical Assistance and PHAS Improvement	3,500.00
	Utility Allowance Annual Update	2,000.00	Utility Allowance Annual Update	2,000.00
	Staff Training	5,000.00	Staff Training	5,000.00
	RAD and Streamlined Voluntary Conversion	2500	RAD and Streamlined Voluntary Conversion	2500
		3,000.00		3,000.00
	<b>Amp 23 96 West</b>		<b>Amp 23 96 West</b>	
	Computer Software	10,000.00	Computer Software	10,000.00
	Update Policies and Procedures	3,000.00	Update Policies and Procedures	3,000.00
	Technical Assistance and PHAS Improvement	3,500.00	Technical Assistance and PHAS Improvement	3,500.00
	Utility Allowance Annual Update	1,000.00	Utility Allowance Annual Update	1,000.00
	Staff Training	5,000.00	Staff Training	5,000.00
	RAD and Streamlined Voluntary Conversion	2,663.00	RAD and Streamlined Voluntary Conversion	2,663.00
		2574		2574
	<b>Subtotal</b>	<b>\$91,237.00</b>	<b>Subtotal</b>	<b>\$91,237.00</b>

Part I: Summary						
PHA Name: Lubbock Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P01850120 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2020 FFY of Grant Approval: 2020	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	91,237				
3	1408 Management Improvements	91,237				
4	1410 Administration (may not exceed 10% of line 21)	91,237				
5	1411 Audit	12,000				
6	1415 Liquidated Damages					
7	1430 Fees and Costs	50,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	50,000				
10	1460 Dwelling Structures	250,000				
11	1465.1 Dwelling Equipment—Nonexpendable	50,000				
12	1470 Non-dwelling Structures	50,000				
13	1475 Non-dwelling Equipment	51,663				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	100,000				
17	1499 Development Activities <sup>4</sup>	25,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part I: Summary</b>						
<b>PHA Name:</b> Lubbock Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX01P01850121 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2021</b> <b>FFY of Grant Approval: 2021</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA				-	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	912,374				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b>			<b>Date</b>		<b>Signature of Public Housing Director</b>	
					<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Lubbock Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01850119 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2020		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX018000023P 96 West								
	Operations	1406		30,412				
	Management Improvements: including but not limited to computer software, policy development and updates, technical assistance, Utility Allowance studies and updates, Staff training, and needs assessments. RAD conversion.	1408		30,412				
	Administration	1410		30,412				
	Fees and costs : such as energy audit, physical needs assessment, const. mgmt and inspection. RAD and Streamlined Voluntary Conversion. Audit, relocation, development activities.	1430		66,000				
	Site Work: including but not limited to tree work, Repair and replacement of sidewalks, parking lots, and other ground improvements. RAD and Streamlined Voluntary Conversion	1450		20,000				
	Interior/Exterior improvements: including but not limited to such items as Repair and replacement of paint, floors, baths, cabinets, walls, water heaters, electrical, plumbing, lighting, ceiling fans. paint, siding, HVAC, roofing, trim, garage conversions. RAD and Streamlined Voluntary Conversion.	1460		100,000				
	Appliances	1465.1		20,000				
	Non dwelling structures	1470		20,000				
	Non dwelling equipment	1475		21,663				



<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

<b>Part II: Supporting Pages</b>								
PHA Name: Lubbock Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01850119 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2019</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX018000021P Cherry Point/ 36 South								
	Operations	1406		30,412				
	Management Improvements: including but not limited to computer software, policy development and updates, technical assistance, Utility Allowance studies and updates, Staff training, and needs assessments. RAD and Streamlined Voluntary Conversion.	1408		30,412				
	Administration	1410		30,412				
	Fees and costs : such as energy audit, physical needs assessment, const. mgmt and inspection RAD and Streamlined Voluntary Conversion. Audit, relocation, development activities.	1430		66,000				
	Site Work: including but not limited to tree work, Repair and replacement of sidewalks, parking lots, and other ground improvements. RAD and Streamlined Voluntary Conversion.	1450		10,000				
	Interior/Exterior improvements: including but not limited to such items as	1460		50,000				

	Repair and replacement of paint, floors, baths, cabinets, walls, water heaters, electrical, plumbing, lighting, ceiling fans. paint, siding, HVAC, roofing, trim, garage conversions. RAD c and Streamlined Voluntary Conversion.							
	Appliances	1465.1		10,000				
	Non dwelling structures	1470		10,000				
	Non dwelling equipment	1475		10,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

Part II: Supporting Pages								
PHA Name: Lubbock Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX21P01850119 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2019		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Behner Place/ Mary Myers	Operations	1406		30,412				
	Management Improvements: including but not limited to computer software, policy development and updates, technical assistance, Utility Allowance studies and updates, Staff training, and needs assessments. RAD and Streamlined Voluntary conversion.	1408		30,412				
	Administration	1410		30,412				
	Fees and costs : such as energy audit, physical needs assessment, const. mgmt and inspection RAD and Streamlined Voluntary conversion. Audit, relocation, development activities.	1430		55,000				

	Site Work: including but not limited to tree work, Repair and or replacement of sidewalks, parking lots, and other ground improvements.	1450		20,000				
	Interior/Exterior improvements: including but not limited to such items as repair or replacement of paint, floors, baths, cabinets, walls, water heaters, electrical, plumbing, lighting, ceiling fans. paint, siding, HVAC, roofing, trim, garage conversions. RAD and Streamlined Voluntary conversion.	1460		100,000				
	Appliances	1465.1		20,000				
	Non dwelling structures	1470		20,000				
	Non dwelling equipment	1475		20,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant: 2020
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX018000023	04-15-2022		04-15-2024		
TX018000021	04-15-2022		04-15-2024		
TX018000022	04-15-2022		04-15-2024		


<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.