

Streamlined Annual PHA Plan (High Performer PHAs)	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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management 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 the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent
- (6) **Qualified PHA** – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A PHA Information.

A.1 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): 10/2020
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)
Number of Public Housing (PH) Units: 306
Number of Housing Choice Voucher (HCVs): 899
Total Combined Units/Vouchers: 1,205
PHA Submission Type: Annual Submission Revised Annual Submission

A.1 Availability of Information. 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.

The following are the specific locations where the public may obtain copies of the 2020 Annual PHA Plan:

- Administrative Office – 1708 Crickets Avenue, Lubbock, TX 79401
- Cherry Point Office – 1329 E. 19th, Lubbock, TX 79403
- 36 South Office – 1318 52nd C, Lubbock, TX 79412
- Behner Place Office – 4215 36th, 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 PHA Plan and complete table below)

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

B	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review (<i>See attachment tx018b01</i>).</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><u>Statement of Housing Needs:</u></p> <p><u>Waiting List for Public Housing:</u></p> <p><i>Total: 519</i></p> <p><i>Extremely Low Income: Not Available</i></p> <p><i>Very Low Income: Not Available</i></p> <p><i>Low Income: Not Available</i></p> <p><i>Families with children: 396-76%</i></p> <p><i>Elderly families: 31-6%</i></p> <p><i>Families with Disabilities: 126-24%</i></p> <p><i>White: 305-59%%</i></p> <p><i>Black/African American: 160-31%</i></p> <p><i>American Indian/Alaska Native: 4-1%</i></p> <p><i>Asian: 1-0.19%</i></p> <p><i>Native Hawaiian/Other Pacific Islander: 1-0.19%</i></p> <p><i>Hispanic: 2-0.39%</i></p>

B.1

Bedrooms:

1 BR: 114-22%

2 BR: 142-27%

3 BR: 193-37%

4 BR: 66-13%

5 BR: 4-1%

The waiting has been closed for 2 months. The PHA does expect to reopen the waiting list in the PHA Plan year.

Waiting List for Public Housing (Park Meadows – 32 Low Income Tax Credit Units):

Total: 5

Extremely Low Income: 5-100%

Families with children: 2-40%

Families with Disabilities: 3-60%

Black/African American: 3-60%

Hispanic: 2-40%

Bedrooms:

1 BR: 3-60%

2 BR: 1-20%

3 BR: 1-20%

The waiting list is not closed.

Waiting List for Section 8

Total: 565

Extremely Low Income: Not Available

Very Low Income: Not Available

Low Income: Not Available

Families with children: 360-64%

Elderly families: 65-12%

Families with Disabilities: 185-33%

White: 304-54%

Black/African American: 223-39%

American Indian/Alaska Native: 3-1%

Asian: 2-0.35%

Native Hawaiian/Other Pacific Islander: 1-0.17%

Other: 6-1%

The waiting has been closed for 2 months. The PHA does expect to reopen the waiting list in the PHA Plan year.

B.1 Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Public Housing

Preferences:

The PHA plans to employ the following admission preferences for admission to public housing (PHA added these preferences):

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.

Section 8

Preferences:

The PHA plans to employ the following admission preferences for admission to Section 8 (PHA added these preferences):

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.

Deconcentration and Income Mixing:

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:

B.1 *The PHA does have general occupancy public housing developments covered by the deconcentration rule.*

None of the covered developments have average incomes that fall above or below the Established Income Range.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 grants)		
a) Public Housing Operating Fund	1,388,484.00	
b) Public Housing Capital Fund	864,481.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,500,000.00	
f) Resident Opportunity and Self-Sufficiency Grants	46,113.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
501-17 CFP Grant	33,132.00	Public housing capital improvements
501-18 CFP Grant	86,343.00	Public housing capital improvements
501-19 CFP Grant	812,095.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	600,000.00	Public housing operations
4. Other income (list below)		
Tenant charges	27,000.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$10,357,648.00	

<p>B.1</p>	<p>Rent Determination</p> <p>The PHA used the following sources of information in setting the market-based flat rents to establish comparability.</p> <ul style="list-style-type: none"> ▪ The Section 8 rent reasonableness study of comparable housing ▪ Lubbock Apartment Association – apartment directory ▪ <i>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)</i>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA</p> <p>Mixed Finance Modernization or Development</p> <p>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.</p>

B.2 Demolition/Disposition Activity Description

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

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

Conversion of Public Housing to Project-Based Assistance under RAD
(See attachment tx018c01)

Project-based Vouchers

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

Occupancy of 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 Mart Rent, or (2) the amount of

B.2 *monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations.*

Non-Smoking Policies

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

<p>B.2</p>	<p>the lease, the PHA will provide due process and allow residents to exercise their right to an informal settlement and formal hearing.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>As materials and services are available, the PHA will provide information and resources on smoking cessations.</p> <p>If the resident does not exceed a total of three violations within 24 months, the resident will be considered to have a clear record.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ Acquire or build units or developments - RHF <p><u>Progress Statement:</u> <i>In process of transitioning 72 units from Section 18 to PBV.</i></p> <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ Improve public housing management ▪ Improve voucher management ▪ Increase customer satisfaction ▪ Concentrate of efforts to improve specific management functions ▪ Renovate or modernize public housing units ▪ Demolish or dispose of obsolete public housing ▪ Provide replacement public housing

B.3

Progress Statement:

- *Working on intake and recert process to allow for mail or online process*
- *Continue to renovate our existing housing*
- *Disposed of 72 units in scattered site public housing*

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:

- *Letters were sent to Lubbock Apartment Association members to educate them on HCV*
- *Review payment standards every year*

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: *Still working on this, exploring opportunities with development partners.*

PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY 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: *LHA continues to provide access to housing regardless of race, color, religion, national origin, sex, familial status or disability.*

B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.2	<p>Civil Rights Certification.</p> <p><i>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.</i></p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? <i>(See attachment tx018a01)</i></p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><i>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.</i></p>

D.	Statement of Capital Improvements. Required for all PHAs completing this form that administers public housing and receive funding from the Capital Fund Program (CFP).
D.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. <i>See HUD Form 50075.2 approved by HUD on</i> <u> / / </u>
	Challenged Elements. No Challenged Elements