

<b>Streamlined Annual PHA Plan</b> <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

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

A.	PHA Information.																																			
A.1	<p>PHA Name: <u>Housing Authority of the City of Arlington</u> PHA Code: <u>TX433</u>            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2023</u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Housing Choice Vouchers (HCVs) <u>3,769</u>            PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><i>The Annual Plan is available at the main administration office of the PHA and on the PHA website.</i></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):  <i>Updated process for pulling Mainstream Vouchers from the Waitlist; Updated Special Needs Programs guidelines for payment standards and types of rental assistance options; Updated Emergency Housing Vouchers Housing Search and Leasing processes.</i></p>
<b>B.2</b>	<b>New Activities.</b> – Not Applicable
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.  <i>See Attachment A</i></p>
<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:  <i>Audit noted a weakness in internal controls over compliance.</i></p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" 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.  <i>RAB supports the Annual Plan and did not provide any recommendations; see attached letter from RAB.</i></p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></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>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

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

(a) Did the public challenge any elements of the Plan?

Y    N  
  

If yes, include Challenged Elements.

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

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

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

<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>
N/A	

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# Attachment A

## Streamlined Annual PHA Plan

Housing Authority of the City of Arlington, TX433

Section B.3 – Progress Report for FY2022 (10/1/2021-9/30/2022)

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

**1. Goal: Expand/Secure/Retain the supply of assisted housing**

**Objectives:**

- Applied for/received: \$281,441 in NEW funding in FY22.
- 30 additional Mainstream vouchers were allocated to AHA in September 2022, and 24 Fair Share Vouchers were added effective 10/1 2022.
- Partnered with the Arlington Housing Finance Corporation and worked with several developers to increase the number of new or rehabbed affordable housing units. During 2022, 280 units began rehab (Rosemont at Mayfield) and construction began on another 452 units (Reserve at Mayfield and 6900 Matlock Apartments. Several more are in the pipeline to be completed within the next few years.

**2. Goal: Maintain/Increase customer experience and satisfaction level**

**Objectives:**

- Continued monitoring customer satisfaction surveys, addressing any issues. Updated survey content in Jan 2022. The survey link was sent to attendees of the 8/1/22 new admissions meeting. In FY22, AHA had an overall rating of 91% excellent/good category.
- Continued to provide a copier and drop box in lobby for customers.
- Newly hired staff (Hsg Spec, Hsg Coord, and Ops Mgr) completed Housing Pro software training (Basics-7/27/22); All management staff completed Housing Pro software training (Report Writer - 8/1/22 and 8/12/22; Management Tools - 8/5/22)
- Expanded the use of text alerts to remind customers of important deadlines and meetings.
- Continue to monitor call log on phone system to ensure calls are answered and returned.
- Ensured that required documents are translated as necessary.
- Continue to use the Language Line for translation of major conversations between staff and clients.
- Continue to maintain the Envision Center digital board in lobby to provide quick and easy access to a multitude of available resources to customers even if lobby is closed.

**3. Goal: Maintain/Improve the quality of assisted housing and services**

**Objectives:**

- Utilized maximum funds available to HCV customers.
- As appropriate, staff referred customers with disabilities to the Housing Rehab Architectural Barrier Removal program for assistance.
- Created a new full-time person in the Navigator position for customers to contact for additional resources (1/2022).

**4. Goal: Increase/Maintain assisted housing choices**

**Objectives:**

- Participated in landlord events/briefings coordinated by Code Compliance (5/2022 and 6/2022).
- Coordinating with the Continuum of Care (CoC) for landlord outreach. The CoC worked closely with staff to identify new landlords to participate in HCV and our special needs programs.
- Set up a special phone extension with recorded message for clients that provides detailed and updated portability information and directs to staff for additional questions (1/5/22).
- Landlord Liaison provides updates to staff on available units, which then provide to their clients who are searching for units.

**5. Goal: Provide an improved living environment**

- Continue to promote the City's transportation service, Via, by placing flyers in the lobby, viewing on lobby monitors, and providing the access code for free services to clients as needed.

**6. Goal: Promote self-sufficiency and asset development of assisted households**

**Objectives:**

- Provided available training opportunities on AHA website calendar.
- Navigator regularly emails resource and job fair information to all staff.
- Staff held "Next Step" meetings for Emergency Rental Assistance Program clients to help them transition once funding was depleted (7/8/22, 8/12/22, and 9/23/22). All program participants from various housing programs were encouraged to attend as well.
- AHA staff hosted a job fair (9/2022) and promoted local job fairs via email to staff and customers.
- Provided FSS flyer with all letters sent to clients for annual HCV renewal notices.
- AHA staff attended monthly Resource Sharing meetings and provide information to staff.
- Notified customers of the City's big health/wellness event, Aging Well Expo, held on 9/29/2022.

**7. Goal: Ensure equal opportunity and affirmatively further fair housing**

**Objectives:**

- Informational flyer is displayed on lobby monitors.
- Assessed 84 Reasonable Accommodation requests.
- Completed 8 Architectural Barrier Removal projects through the Housing Rehab program.

**8. Goal: Promote a positive public awareness of HCV program and customers.**

**Objectives:**

- In FY22, there were 3 different City personal working as volunteers at AHA. They learn of all the resources that AHA provides to customers/residents which they provide to their prospective departments, helping to spread the word.
- Staff met with Arlington Police Dept and North Arlington apartment complex landlords (8/8/22).
- Staff have begun search to find FSS graduates that would be willing to video their success story to post on AHA website.

**9. Goal: Enhance staff engagement**

**Objectives:**

- Annual Staff Retreat has been planned for Nov 2, 2022.
- Hired ERAP temps supervisors as FT Housing emps for the duration of ERAP services; Reviewed Housing Coordinator positions to designate some as upgraded level due to budget responsibilities; Provided opportunity to apply for new and refilled positions (Operations Manager, Customer Service Supervisor, Housing Specialists, and Human Services Specialists)
- Promoted training opportunities to AHA staff. In FY22, staff attending training for Cyber Security Awareness, Sexual Harassment Awareness, HCV Specialist, HCV Executive Management, HCV Program Manager, HCV Accounting, HCV Hearing Officer, Housing Pro software sessions, PIC and EIV, TX Public Funds Investment Act, Defensive Driving, Fair Housing, FSS Escrow and Accounting, Customer Service, and Ethical Behavior.

## **PLAN ELEMENTS – NEED TO UPDATE THIS DOC USING 2020-2024 CONSOLIDATED PLAN**

- 1. HOUSING NEEDS AND STRATEGY FOR ADDRESSING HOUSING NEEDS** – *Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR 903.7(a)(2)(ii).*

The City of Arlington’s 2020 – 2024 Consolidated Plan identifies Housing needs of low- income, very low- Income and extremely low- income households in Arlington. The Consolidated Plan is available by clicking on the link below.

[https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server\\_14481062/File/City%20Hall/Depts/Office%20of%20Strategic%20Initiatives/Grants%20Management/Planning%20and%20Reporting/2020-2024 Consolidated Plan.pdf](https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_14481062/File/City%20Hall/Depts/Office%20of%20Strategic%20Initiatives/Grants%20Management/Planning%20and%20Reporting/2020-2024%20Consolidated%20Plan.pdf)

A summary of the housing needs is identified below. Information about families on the Arlington Housing Authority’s (AHA) Housing Choice Voucher waiting list is also provided below.

The City of Arlington’s 2020 – 2024 Consolidated Plan reported that in 2018 the City of Arlington’s population consisted of 392,462 residents representing a 9.2% increase, including 134,984 households, respectively, from the 2010 Census. In 2020, the Area Median Income (AMI) per household was identified at \$67,521<sup>1</sup>, a decrease of 2.9% from the 2019 median income of \$69,560. In 2020, the AMI per household income in Arlington was \$81,500<sup>2</sup>, a 7% increase from the 2019 median income of \$76,000.

The City of Arlington’s 2020 – 2024 Consolidated Plan reported housing inventory increased by 315 units (2.54%) between 2015-2019.

There is a significant gap in the supply of affordable renter units for “extremely” low income households, but sizable gaps also exist within the price ranges of “moderate” and “upper” (over 120% of median family income) renter household income categories.

In 2018, the Arlington Housing Authority began working closely with the City of Arlington and the Arlington Housing Finance Corporation to bring new affordable housing to the City and also to remodel current affordable housing and to retain/extend the affordable period of current affordable housing to include:

- Rehabilitated development
  - Paddock on Park Row; completed
  - Rosemont at Mayfield – closing in fall 2022
- New construction
  - The Elliott - complete
  - Parc West – complete
  - Residence at Arbor Grove – complete
  - Mariposa Apartment Homes – opening August 2022
  - Kestrel on Cooper – opening August 2022
  - Reserve at Mayfield – opening May 2024

<sup>1</sup> 2016- 2020 American Community Survey <https://www.census.gov/quickfacts/arlingtoncitytexas?>

<sup>2</sup> HUD Income Limits published 4/1/2020

The City of Arlington's 2020 – 2024 Consolidated Plan reported approximately 56% of households earn less than 100% of area median income and 45% of households are defined as low and moderate income earning less than 80% of area median income. Households with one or more children under the age of 6 where the household type with the greatest percentage of households earning under 100% or average family median income (72%), while small families and households with at least one person between 62 – 74 years of age had the lowest percentage (50% and 45% respectively).

Housing units that do not meet minimum safe and sanitary thresholds are categorized as having a "housing problem." The Consolidated Planning guidelines define housing problems as one of four living conditions:

- Lacking complete plumbing (including hot and cold running water, a flush toilet, and a bathtub or shower)
- Lacking complete kitchen facilities (including a kitchen sink; a cooking stove, built-in burners, or a microwave oven; and a refrigerator)
- Overcrowding with more than 1.01 persons per room (not including bathrooms, porches, foyers, halls, or half rooms)
- Spending more than 30% of household income on housing
- Severe housing problems are a subset of the above conditions. The first two conditions (lacking complete plumbing or kitchen facilities) are considered to be severe enough as defined above. The second two are only considered severe if households experience:
  - Overcrowding with more than 1.51 persons per room (not including bathrooms, porches, foyers, halls, or half rooms)
  - Spending more than 50% of household income on housing

The City of Arlington's 2020 – 2024 Consolidated Plan states that while some households with incomes in the HUD defined categories i.e.; low income (50–80% of area median income), very low (30 – 50%) and extremely low income (0-30%), experienced one or more of the four housing problems identified above, based on the data, a disproportionately greater housing need does not exist with any of the racial or ethnic groups, with the exception of the Black/African American in the 30-50% of AMI range where 93% of this population has one or more of the four housing problems compared with 80% of the general population. Also, Black/African American, and American Indian/Alaska Native in the 50-80% of AMI range where 60% of Black/African American and 80% of American Indian/Alaska Native have one or more of the four housing problems compared with 50% for the general population.

Cost burden is the greatest housing problem City of Arlington residents face as overcrowding and substandard housing are minimal compared to those experiencing cost burden. Housing cost burden is by far the most common housing problem among all income and racial groups. Very low income households are most in need of temporary rental housing assistance to maintain stable rental housing. Approximately, 95% of severely cost burdened renter households earned less than 50% of AMI. No racial or ethnic group clearly presents a disproportionately greater need with regard to housing cost burden or severe housing problems identified above.

The City of Arlington's 2020 – 2024 Consolidated Plan reported approximately 69% of households earning less than 80% of area median income paid more than 30% of their income for rent (69% renter households and 66% homeowner households were cost burdened). Of those households experiencing a severe cost burden (paying more than 50% of income for housing), the City's lowest income rental households (those earning less than 50% of the area median income), comprise the vast majority. Approximately 95% of severely cost burdened renter households and 73% of severely cost burdened owner households earned less than 50% area median income.

In July 2020, the AHA was assisting 3,143 households in its Housing Choice Voucher program. The AHA also provides rental housing assistance through other programs dedicated to assist the homeless including - 1)

the HOME funded Tenant Based Rental Assistance program assisting up to 45 annually; 2) the HUD funded Continuum of Care (CoC) programs (Shelter Plus Care and Rapid Rehousing) assisting up to 50 annually; 3) the Homeless Housing and Services Program (HHSP), using the state of Texas resources for homeless prevention, assisting up to 80 annually; 4) and the Nurse Family Partnership, assisting up to 4 annually. Homeless assistance resources are provided using the best practices Housing First model. These rental housing assistance resources are tenant-based utilizing privately owned rental housing units. In 2020, the AHA began using funds from the Treasury Dept to prevent COVID related evictions. As of June 2022, 1,936 families have been assisted.

The AHA continues to manage its Housing Choice Voucher program waiting list through an annual open enrollment process where the application remains valid for one year. The AHA typically receives between 14,000 – 17,000 HCV applications each year. The AHA currently has 13,448 unduplicated applications on the HCV waiting list, of which 1% are elderly, 28% live and/or work in Arlington, and 29% are employed. All unassisted applicants may reapply for assistance during the next annual open enrollment.

The City of Arlington's 2020 – 2024 Consolidated Plan states the City must also address the age and housing conditions of its housing stock. To address the needs of the community, the AHA manages and operates the Housing Rehabilitation program. Through this CDBG and HOME funded resource, the AHA rehabilitates approximately 75 substandard owner-occupied homes in Arlington each year, with the exception of 2020 and 2021 due to COVID. HOME funds are also utilized to assist local Community Housing Development Organizations (CHODO) build new single-family homes.

The AHA will, to the maximum extent feasible, utilize all federal, state, and local resources for their intended purposes. Through these resources the AHA is - housing the homeless; preventing homelessness before it occurs for persons in imminent danger of becoming homeless; providing safe, decent, and affordable rental housing; coaching rental housing participants to become economically self-sufficient; rehabilitating substandard owner-occupied housing units with Federal and non-Federal funds; and assisting persons to become first time homebuyers.

2. **DECONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS** - *A statement of the AHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences in the Housing Choice Voucher program are found in the Administrative Plan. (24 CFR 903.7(b))*
  - a. Eligibility requirements are found in Chapter 2 "Eligibility for Admission" of the Administrative Plan of the AHA.
  - b. Selection criteria are found in Chapter 3 "Applying for Admission" and Chapter 4 "Establishing Preferences and Maintaining the Waiting List" and subsidy standards are found in Chapter 5 "Subsidy Standards" in the Administrative Plan of the AHA.
  - c. Deconcentration is found in Chapter 1 "Statement of Objectives and Policies" and Chapter 8 – "Voucher Issuance and Briefings", and the Fair Housing Policy in Chapter 1 in the Administrative Plan of the AHA.
  - d. Waiting list procedures are found in Chapter 4 "Establishing Preferences and Maintaining the Waiting List" in the Administrative Plan of the AHA.
  - e. The Administrative Plan can be found on the AHA website by clicking the link below.  
[https://www.arlingtontx.gov/city\\_hall/departments/housing\\_authority/more\\_information/publications](https://www.arlingtontx.gov/city_hall/departments/housing_authority/more_information/publications)
3. **FINANCIAL RESOURCES** - *A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR 903.7(c))*



The AHA financial resources include HUD contributions and income from interest on reserves. The AHA operating budget is available for review upon request with includes:

<u>Source</u>	<u>Use</u>
Housing Choice Voucher	Housing Assistance Payments and Operations
Continuum of Care <i>(Shelter Plus Care and Rapid Re-Housing)</i>	Housing Assistance Payments and Operations
Tenant Based Rental Assistance	Housing Assistance Payments and Operations
Family Self Sufficiency	Housing Assistance Payments and Operations
Homeless Housing Services Program	Eviction Prevention, Homeless Assistance & Operations
Community Development Block Grant	Envision Center
Emergency Rental Assistance Program	Navigator Staff
Arlington Housing Finance Corporation	Operations Software
Tenant Rent	Leverages HCV rental payments
Match	Case management, supportive services

4. **RENT DETERMINATION** – *A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR 903.7(d))*

Policies governing rents charged for Housing Choice Voucher dwelling units are contained in the AHA’s Administrative Plan which can be found on the AHA website by clicking the link below, and is available for review at the AHA office.

[https://www.arlingtontx.gov/city\\_hall/departments/housing\\_authority/more\\_information/publications](https://www.arlingtontx.gov/city_hall/departments/housing_authority/more_information/publications)

5. **OPERATION AND MANAGEMENT** – *A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR 903.7(e)(3)(4))*

This section applies only to public housing. The AHA does not operate or manage public housing or any other rental housing. Information about AHA management relative to the administration of the Housing Choice Voucher program is found in Chapter 1 of the AHA’s Administrative Plan which can be found on the AHA website by clicking the link below, and is available for review at the AHA office.

[https://www.arlingtontx.gov/city\\_hall/departments/housing\\_authority/more\\_information/publications](https://www.arlingtontx.gov/city_hall/departments/housing_authority/more_information/publications)

6. **INFORMAL REVIEW AND HEARING PROCEDURES** - *A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR 903.7(f))*

Information about the AHA’s policies governing Informal Reviews and Informal Hearings are found in Chapter 18 of the AHA’s Administrative Plan which can be found on the AHA website by clicking the link below, and is available for review at the AHA office.

[https://www.arlingtontx.gov/city\\_hall/departments/housing\\_authority/more\\_information/publications](https://www.arlingtontx.gov/city_hall/departments/housing_authority/more_information/publications)

7. **HOMEOWNERSHIP PROGRAMS** – *A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR 903.7(k))*

Information about the AHA’s homeownership program is found in Chapter 20 of the AHA’s Administrative Plan which can be found on the AHA website by clicking the link below and is available for review at the AHA office.

[https://www.arlingtontx.gov/city\\_hall/departments/housing\\_authority/more\\_information/publications](https://www.arlingtontx.gov/city_hall/departments/housing_authority/more_information/publications)

8. **SELF SUFFICIENCY PROGRAMS AND TREATMENT OF INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS** - *A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the*

*PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR 903.7(l)(iii)*

Information about the AHA's Family Self Sufficiency Program is found in Appendix 16 of the AHA's Administrative Plan which can be found on the AHA website by clicking the link below and is available for review at the AHA office.

[https://www.arlingtontx.gov/city\\_hall/departments/housing\\_authority/more\\_information/publications](https://www.arlingtontx.gov/city_hall/departments/housing_authority/more_information/publications)

9. **SUBSTANTIAL DEVIATION** – PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24CFR 903.7(r)(2)(i)

The AHA shall define a Substantial Deviation from the five-year plan as follows:

- A major change in the direction of the AHA pertaining to its mission and goals would constitute a “substantial deviation” from the Agency’s Five Year Plan.
- Examples include the undertaking of new program activities, development strategies, or financing initiatives that do not otherwise further the AHA’s stated mission and goals identified in its Five Year Plan.

This includes elimination or major changes in any activities proposed or policies provided in the agency plan that would momentarily affect services or programs provided to residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

10. **SIGNIFICANT AMENDMENT/MODIFICATIONS** - PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). (24 CFR 903.7(r)(2)(ii) The AHA shall define a Significant Amendment or Modification to the annual and 5-year plan as follows:

- Changes of a sufficient nature to the rent, admissions policies, or the organization of the waiting list in the Housing Choice Voucher program that impact more than 10% of applicants or households assisted through the Housing Choice Voucher program where such changes are not required by federal regulatory requirements.
- This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD regulations, or minor policy changes.

**Exceptions:**

- Changes under the above definitions that are required due to HUD regulations, federal statutes, Presidential Executive Orders, State or Local Laws or Ordinances, or as a result of a declared national or local emergency will not be considered a substantial deviation or significant amendment or significant modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification.

## PHA Annual Plan FYB 10/2023

Required submission for HUD Field Office Review:

- HUD-50075-HCV, including Plan Elements (file name TX433\_2023-HUD-50075-HCV)
- HUD-50077-SL, Certification by State or Local Officials (file name TX433\_2023-HUD-50077-SL)
- HUD-50077-ST-HCV-HP, Civil Rights Certification Listing Revised Policies & Programs (file name TX433\_2023-HUD-50077-ST-HCV-HP)
- HUD-50077-CR, Civil Rights Certification (file name TX433\_2023-HUD-50077-CR)
- Resident Advisory Board (RAB) Comments (file name TX433\_2023-RAB-Comments)
- Resolution 23-10; Approving the Housing Authority of the City of Arlington's Annual Plan for Fiscal Year Beginning 10/2023 (file name TX433\_2023-Resolution 23-10)
- Public Hearing Agenda held June 28, 2023 (file name TX433\_2023-Public-Hearing-Agenda)