

Housing Authority of the City of Austin

2020-2024 PUBLIC HOUSING AUTHORITY FIVE-YEAR PLAN



A 45-Day Public Comment Period for the draft 2020 PHA Annual Plan and 2020-2024 Five-year Plan will commence on Friday, October 18, 2019 and conclude on Monday, December 2, 2019. Three Public Hearings will be held: November 12, 2019 at 10:00AM (Pathways at Thurmond Heights 8426 Goldfinch Ct, 78758) in conjunction with the Citywide Advisory Board Meeting, Friday, November 15, 2019 at 12:00 PM at the HACA Central Office (1124 S. IH-35 78704), and Tuesday, November 26, 2019, at 5:30PM at the Henry Flores Education Training Center (1201 W. Live Oak 78704) to receive public input for the draft 2020 Annual Plan and 2020-2024 Five Year Plan. The final draft will be presented to the HACA Board of Commissioners for approval at the December 19, 2019 Board of Commissioners meeting.

A. PHA Information.

A.1 PHA Name: The Housing Authority of the City of Austin

PHA Code: TX001

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2020

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

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

A 45-Day Public Comment Period for the draft 2020 PHA Annual Plan and 2020-2024 Five-year Plan will commence on Friday, October 18, 2019 and conclude on Monday, December 2, 2019. Three Public Hearings will be held: Tuesday, November 12, 2019 at 10:00AM (Pathways at Thurmond Heights 8426 Goldfinch Ct, 78758) in conjunction with the Citywide Advisory Board Meeting; Friday, November 15, 2019 at 12:00 PM at the HACA Central Office (1124 S. IH-35 78704); and Tuesday, November 26, 2019, at 5:30PM at the Henry Flores Education Training Center (1201 W. Live Oak 78704) to receive public input for the draft 2020 Annual Plan and 2020-2024 Five Year Plan. The final draft will be presented to the HACA Board of Commissioners for approval at the December 19, 2019 Board of Commissioners meeting.

Copies of the 2020 Annual Plan and 2020-2024 Five-year Plan are available at all HACA Housing sites, the HACA Central Office and on the HACA website, www.hacanet.org. All supporting documentation is available at the HACA Central Office or via the HACA website.

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

| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | |
|--------------------|----------|-----------------------------|---------------------------------|------------------------------|-----|
| | | | | PH | HCV |
| Lead PHA: | | | | | |
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| B. | 5-Year Plan. Required for all PHAs completing this form. |
| B.1 | <p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>The Housing Authority of the City of Austin’s mission is to cultivate sustainable affordable housing communities and partnerships that inspire self-reliance, growth, and optimism.</p> |
| B.2 | <p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>We are committed to Affordable Housing</p> <ul style="list-style-type: none"> • Obtain additional rental assistance vouchers • Revitalize HACA’s housing assets • Increase number of affordable housing units • Improve collaboration with community and national partners • Increase number of HACA residents who reach homeownership <p>We are committed to Resident Self-Sufficiency and Quality of Life</p> <p><u>Workforce Development</u></p> <ul style="list-style-type: none"> • Coordinate services for the Housing Choice Voucher residents that will lead to self-sufficiency. <p><u>Education</u></p> <ul style="list-style-type: none"> • Students will receive scholarships to assist with the cost of higher education. <p><u>Safety</u></p> <ul style="list-style-type: none"> • Provide health service screening and education to vulnerable populations. • Ensure for close relationship with the Austin Police Department. • Provide HIV/AIDS education. <p>We are committed to Exceptional Service</p> <ul style="list-style-type: none"> • Improve customer service to residents, partners and other customers. • Increase opportunities for staff to better understand the people we serve. • Improve communication and collaboration with partners. <p>We are committed to Employee Engagement</p> <ul style="list-style-type: none"> • Increase methods to communicate with employees. • Increase staff tenure. • Decrease health insurance utilization rate. • Increase leadership/professional growth opportunities. <p>We are committed to Corporate and Environmental Sustainability</p> <ul style="list-style-type: none"> • Increase sustainable cash flows through Southwest Housing Compliance Corporation. • Increase sustainable cash flows through Austin Affordable Housing Corporation. • Increase number of foundation or other grant funding. • Decrease HACA’s impact on the environment. • Increase efficiency through the use of technology. • Increase value of investments and reduce the interest expense. • Ensure a sustainable and competitive salary structure. <p>We are committed to Equal Opportunity for Housing</p> <ul style="list-style-type: none"> • Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status. • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, gender identity and or marital status; • Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required; • Comply with the Violence Against Women Act (Victims of Domestic Violence) and any other federal, state or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault or stalking. • Continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers. • Provide Fair Housing training to HACA employees and community housing partners • Provide HACA clients with an opportunity to provide input and to evaluate HACA customer service. |

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

We are committed to Affordable Housing:

We will revitalize our public housing assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions.

- Obtain additional rental assistance vouchers
- Revitalize HACA's 19 public housing sites
- Increase the number of affordable housing units
- Improve collaboration with community and national partners
- Increase the number of HACA residents who reach homeownership

HACA currently administers 489 VASH tenant-based (Veterans Affairs Supportive Housing) vouchers. In addition, we have 50 project-based VASH vouchers in partnership with Integral Care at Housing First at Oak Springs that opened in the Spring of 2019 (25 VASH and 25 HCV project-based vouchers for a total of 50 permanent supportive housing units) and 25 VASH project-based vouchers at Elysium Grand to open in late Fall 2019. In addition, HACA was awarded 89 more mainstream vouchers, bringing the total to 148 vouchers to serve persons with disabilities.

Austin Affordable Housing Corporation, a nonprofit subsidiary of HACA, currently provides over 5,400 additional affordable housing units in Austin, as well as almost 700 more units under construction, helping to meet our community's need for additional affordable housing opportunity. AAHC has another 3,457 units in its pipeline for possible future acquisition and/or development.

In 2017-18, thanks to a partnership with Google Fiber, HACA activated free 1,000Mbps internet at four properties, serving 350 households and more than 1100 residents. In 2019, HACA continued to serve as a mentor for ConnectHome cities, often advising on broadband options on how to obtain, refurbish and distribute computer equipment, and how to establish public private partnerships.

HACA continues its Work Study Internship with Austin Community College; the program provides hands-on learning and experience to IT interns, who have helped provide basic computer classes, and helped prepare and deploy more than 400 computers to HACA residents.

Unlocking the Connection - Phase I of this program focused on basic digital literacy. Since 2015, over 1,300 residents have completed over 30,000 hours of digital literacy training to earn refurbished desktops, laptops and phones. For 60%, this was their first computer. Phase II applies digital literacy skills and digital infrastructure to overcome the systemic barriers that keep HACA residents from achieving self-sufficiency: education, transportation and financial literacy. Due to this program's focus, 2,312 residents now have free in-home internet. That is 53% of our residents, up from 4% in 2014. To expand HCV device ownership, HACA plans to maintain desktop and laptop equipment partnerships with Austin Community College, PC Community Loan Program, a local technology professional association and a major local company.

Smart Work Learn Play - Lack of transportation, knowledge about how to use "smart city" transit, and inability to use new transportation options can keep families from being self-sufficient. Grants from Next Century Cities and the Transit Empowerment Fund help enable HACA resident Mobility Ambassadors: 1) apply digital tools and the Digital Ambassador concept to the problem of transportation, 2) advocate for meaningful transportation partnerships, and 3) share transportation data and recommendations to transportation decision makers. By October, 2017 14 HACA residents had earned stipends for participating in the program by collecting transit needs and data from fellow residents, learning about key issues and assessing the impact to HACA residents, sharing data and insights with City officials and liaising with local transportation partners. In 2018-2019, Ten Mobility Ambassadors provided 240 families more than 1,000 transit data points, and Five Vision Zero Ambassadors hosted 15 events reaching 5,200 Austin residents with vital information on keeping our roads safe and saving lives.

Ambassadors Programs - Ambassadors are HACA residents who teach other residents to navigate digital tools, engage City officials on our most pressing issues, and advocate for partnerships with impact. In 2018, HACA received a NAHRO Award of Merit for The Ambassador Programs: Residents as Change Agents for Innovation. Resident Digital, Energy and Mobility Ambassadors provide high quality, cost-effective program design and development build professional skills and the community. Hundreds of HACA residents, dozens of city decision makers and public, private, philanthropic partners have benefitted from HACA Ambassadors work to solve residents' everyday problems. Over 500 residents received over 2,000 hours of computer lab support from HACA Digital Ambassadors and Lab Apprentices.

HACA has successfully assisted 109 homeowners through its \$10,000 down payment assistance program administered by Austin Affordable Housing Corporation.

We are committed to Resident Self Sufficiency and Quality of Life:

We will promote individual responsibility and high expectations, and foster results-based community partnerships and programs focused on workforce development, wellness, safety and education.

Workforce Development

- Public Housing residents will participate in job training and be placed in jobs.
- Public Housing residents will participate in educational opportunities focused on employment.
- Public Housing residents will participate in educational opportunities.
- Public Housing residents will obtain training on financial literacy.
- Coordinate other services for Public Housing residents that will lead to self-sufficiency.
- Coordinate services for the Housing Choice Voucher residents that will lead to self-sufficiency.
- Improve the employment skills and education level of Public Housing residents.

Earn A Device

A critical component of Unlocking the Connection is access to a computer device. Austin Community College has committed to donating its retired devices to this initiative for all Public Housing residents who enroll in the "Earn a Device" program. This program provides residents an opportunity to earn a free refurbished computer upon completion of digital literacy education.

Child Inc./Mainspring School:

HACA partners with Child Inc. and Mainspring School to provide Early Head start programming to HACA children age infant to 3 years. Child Inc. provides the federal Head Start grant; Mainspring Schools provides the teachers and curriculum and HACA provides the building at Meadowbrook. Through HACA's childcare voucher system, significant support is provided for these families to maintain employment and work toward self-sufficiency.

B.3**Jobs Plus Pilot Program- Booker T Washington and Chalmers Courts**

The Jobs Plus ATX program was established by a four-year, \$2.7 million grant from HUD, and will expand job opportunities to residents at Chalmers Courts and Booker T. Washington. This is the largest competitive grant HACA has ever received for resident services. The Jobs Plus Pilot Program kicked off on July 1, 2016 with a celebration at Chalmers Courts. Special guests included community partners collaboratively as part of the Jobs Plus program: Workforce Solutions Capital Area, the African American Youth Harvest Foundation, Austin Area Urban League, Austin Community College, BiG Austin, Capital IDEA, Economic Growth Business Incubator, Goodwill of Central Texas, Literacy Coalition, and Skillpoint Alliance. Many BTW and Chalmers residents attended and learned about the employment and training services available to them through Jobs Plus partners.

Job Plus ATX Success to date:

- 342 residents enrolled
- 91 started new employment
- 233 residents started new employment or increased their earnings
- 93 residents have attended financial literacy classes
- 25 residents have served as Community Liaisons, earning a stipend to reach out and encourage their neighbors, family and friends.
- Over \$22,900 paid in childcare assistance to help working residents with the cost of childcare services
- \$6,254 increase in average earned income at both properties

Freedom Schools

During summer programming, HACA youth accrued 1,482 hours of summer programming provided by Freedom Schools. During the six weeks of programming provided to HACA youth grades 1st thru 8th at Oak Springs Elementary School, the students focused on literacy and STEM (Science, Technology, Engineering and Mathematics).

Goodwill Industries:

HACA contracted with Goodwill for one full-time Career Navigator who maintained office hours at the Job Source Center at Rosewood, as well as at Meadowbrook, Booker T. Washington, Chalmers Courts and Georgian Manor. Goodwill was awarded funds through HACA's Workforce Development Continuum RFP to provide services to residents and is a key partner in HACA's Jobs Plus initiative. A new Career Navigator was hired to work with HACA residents, replacing a staff member who left Goodwill to become part of the HACA Jobs Plus team. HACA currently collaborates with Goodwill through the Workforce Development Continuum RFP. The goal is to provide services to adult residents related to training, educational courses, job readiness, resume writing, and is a key partner in HACA's Jobs Plus initiative.

Austin Community College (ACC):

ACC provides services at several HACA locations, offering High School Equivalency Levels 1, 2 and 3, as well as ESL classes.

Education

- Public Housing residents will reach their full educational potential. Certifications that improve employability will be obtained.
- Children will participate in case management in school and after school programming.
- Children will participate in after school enrichment programming.
- Students in higher education will participate in supportive services.
- Students will receive scholarships to assist with the cost of higher education.
- Parents will participate in parenting classes.
- Children will receive high scores on their report cards.

Scholarships

In 2018-2019, Austin Pathways, HACA's non-profit subsidiary, with SHCC and AAHC, and 220+ corporate and individual donors provided 37 HACA residents with college scholarships worth over \$60,000. In 2018, HACA Scholars received a loaned refurbished laptop from by the City of Austin's PC Community Loan Program. In 2019, HACA Scholars have the opportunity to participate in periodic mentoring provided by corporate scholarship fund donors such as Capstone Title employees. Since 2001, 637 scholarships have been awarded to HACA residents.

YES! Incentive Program:

The Youth Educational Success (YES) Program supports children's success in school, provides fun and enriching after-school and summer programs, and develops social, communication and problem-solving skills. HACA provides a gift card as an award to HACA youth who have achieved A/B honor roll and/or perfect attendance. In 2018-2019, HACA staff rewarded 319 youth who achieved A/B honor roll and/or perfect attendance. To celebrate their academic achievements, an end of year incentive trip is provided.

Creative Action Program:

Through transformative power of creative expression and social and emotional learning, Creative Action provides after school programs for HACA youth at Thurmond Heights and Booker T. Washington.

Boys & Girls Club Programs:

The Boys & Girls Club provides on-site, off-site, afterschool, school break and summer activities for HACA youth. Programs include educational, cultural, drug-prevention, technology and recreational activities at the clubs throughout the year. During the summer months, they generally attend 4 or more field trips. During 2018-2019, 227 HACA youth participated in the summer programming across three sites: Chalmers, Meadowbrook and Thurmond Heights.

CIS SmartKids Tutoring and Compass to College Programs:

Communities in Schools (CIS) SmartKids provides after school tutoring and enrichment activities at six HACA sites: Meadowbrook, Santa Rita, Booker T. Washington, Chalmers Courts, Bouldin Oaks, and Salina. The Compass to College program assists HACA youth with successful completion of high school to transition to college degree or certification attainment.

Fatherhood Initiative:

I-DADS (Involved Dads of Action, Development, and Success) identifies fathers and father figures living on and/or frequently visiting HACA properties, and provides connections to job search, education, mentorship and resources for building healthy relationships. An overarching goal of the program is to provide support to fathers or important male figures who may have been absent from their children's lives for some time, but who are making efforts to reengage with their children and their children's mother, to receive the resources necessary to do that. The program provides support for positive family growth, healthy relationships, managing family expectations and positive choices.

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In 2018, The I-DAD program at HACA won the National Award of Merit from the National Association of Housing and Redevelopment Officials (NAHRO) for this innovative approach to strengthening families in low-income housing.

The HealthStart Foundation:

As the leading partner of the youth summer lunch program, The HealthStart Foundation provides HACA youth with nutrition education classes at: Bouldin Oaks, Coronado Hills, Georgian Manor, Manchaca Village, Northgate, Santa Rita Courts, and Shadowbend.

Any Baby Can:

Any Baby Can (ABC) provides parenting and leadership opportunities to HACA residents and their children. During the summer, Any Baby Can provides parenting classes.

Girl Scouts of Central Texas

Girl Scouts of Central Texas serves HACA youth from several HACA communities.

Elderly/Safety

- Senior Residents will participate in supportive services.
- Provide health service screening and education to vulnerable populations.
- Ensure for close relationship with the Austin Police Department.
- Ensure all public housing properties have HACA-paid patrols by peace officers at Public Housing sites.
- Ensure all public housing properties have a safety initiative.
- Provide HIV/AIDS education.

SENIOR WELLNESS / AGING IN PLACE PROGRAM HIGHLIGHTS:

HACA's Elders Living Well program, in partnership with Family Eldercare, continues to promote a community in which older adults are active and engaged and the barriers to aging in place are proactively addressed. On-site Service Coordinators provide services that include: needs assessment, service coordination, case management, educational seminars, benefits counseling, and referral to evidence-based practices at each of HACA's Elderly/Disabled designated properties.

Bringing Health Home (BHH):

HACA launched BHH to bring health and wellness education to residents at Booker T. Washington in 2018-2019. BHH was implemented with a grant from St. David's Foundation as well as a partnership with UT Dell Medical School. This is an innovative program bringing wellness awareness directly to residents where they live through services of Community Health Workers. Both CHW's are also residents of 2 HACA properties.

Smoke-Free Public Housing

HACA implemented a smoke-free public housing policy **effective September 1, 2015** prohibiting smoking all forms of tobacco and e-cigarettes within public housing units and common areas. HACA follows guidelines provided by the U.S. Department of Housing and Urban Development (HUD) Public and Indian Housing (PIH) Notice 2012-25 and PIH Notice 2017-03, and continues with the Smoke-Free Policies in Public Housing to include a policy barring the use of **prohibited tobacco products** in all public housing living units, **interior common areas** and outdoor areas within 25 feet from public housing and administrative office buildings. HACA is committed to assisting residents who are working to stop smoking with health resources.

Central Texas Food Bank (CTFB) – Summer Lunch Program

HACA partners with the Central Texas Food Bank to participate in the USDA's Summer Lunch Program.

Austin Police Department:

HACA contracts with the Austin Police Department one full-time officer to serve as a community liaison for all HACA programs. HACA contracts with officers to patrol its low income housing properties and to maintain public safety.

Resident Safety Meetings:

Public Housing resident councils and the Citywide Advisory Board meet on a monthly basis to voice safety concerns. These meetings are also attended by HACA staff and APD's police liaison who provide input and proactively address the needs of the residents. Residents also engage in AROW (Apartment Residents on Watch), a HACA neighborhood watch and safety campaign in partnership with the Austin Police Department that helps reduce criminal activity on property while strengthening the relationship between law enforcement and HACA families.

National Night Out

For over 17 years, HACA has participated and hosted National Night Out at many of its Low Income Housing properties. National Night Out is designed to heighten crime and drug prevention awareness; generate support and participation in crime efforts; and strengthen neighborhood spirit and police community relations.

We are committed to Exceptional Service:

We will ensure a resident, partner and customer focused environment where all are treated with dignity and respect.

- Improve customer service to residents, partners and other customers.
- Increase opportunities for staff to better understand the people we serve.
- Improve communication and collaboration with partners.

Customer Survey

Since 2004, HACA has conducted a customer survey for all Public Housing residents, Section 8 clients, Section 8 landlords and agency vendors, looking to increase customer satisfaction scores. HACA values input from our customers and clients, as well as vendors, to improve our operations and services.

Employee Volunteer Opportunities

HACA encourages all full-time employees to participate in agency-related and agency-promoted volunteer opportunities during working hours. Employees may volunteer up to eight (8) hours per month.

Partner Communication

HACA seeks the input of many partners to be successful. HACA sought partner collaboration for the September 2018 opening of the Housing Choice Voucher waitlist, seeks partner input, and continues to collaborate on digital inclusion and other important initiatives.

B.3

We are committed to Employee Engagement:

We will invest in our staff, ensure accountability and effective communication, and promote an innovative, healthy and safe work environment, with training and leadership development opportunities.

- Increase methods to communicate with employees.
- Decrease the number of employee accidents.
- Increase staff tenure.
- Decrease health insurance utilization rate.
- Increase leadership/professional growth opportunities.

HACA’s communication to employees has expanded from a monthly newsletter to weekly electronic updates, a “Week in Review,” and instantaneous postings on social media, i.e. Facebook, Twitter. HACA is in the process of redesigning its current website.

Safety:

Monthly safety meetings are held to address current safety issues. Annual driver safety awareness class is provided to all staff to reduce the number of HACA vehicle accidents. HACA has engaged with the Austin Police Department to provide active shooter/terroristic threat training for all employees and is in the process of finalizing its revised Emergency Action Plan.

Staff Tenure:

HACA currently has 245 employees. The average length of employment at HACA is 7.00 years, an increase from 6.87 years in 2016. All HACA employees participate in a 401(a) defined contribution plan. Employees are vested at the rate of 20% per year and are fully vested after 5 years.

Health Insurance Utilization Rate

HACA holds on annual basis a Biometric screening for all employees and on-site flu shots. HACA encourages all employees to take advantage of various health programs provided on-site or through partnering vendors. In 2018, HACA partnered with Gold’s Gym to offer on-site health classes to all employees.

Tuition Reimbursement/Growth

HACA provides tuition reimbursement designed to help full-time employees of HACA and its subsidiaries pay for job-related or prospective job-related courses. HACA continues to fund this program to allow employees to take individual courses that are directly related to improving the knowledge and skills needed to perform the critical elements of the employee’s current job at HACA, or needed for special job assignments or prospective job duties deemed mutually beneficial to HACA and the employee.

We are committed to Corporate and Environmental Sustainability:

We will pursue new funding sources and entrepreneurial opportunities, ensure stewardship, maximize efficiency and promote environmentally friendly initiatives.

- Increase sustainable cash flows through Southwest Housing Compliance Corporation.
- Increase sustainable cash flows through Austin Affordable Housing Corporation.
- Increase number of foundation or other grant funding.
- Decrease HACA’s impact on the environment.
- Increase efficiency through the use of technology.
- Increase value of investments and reduce the interest expense.
- Ensure a sustainable and competitive salary structure.

Southwest Housing Compliance Corporation (SHCC)

SHCC was founded by HACA in 2000 to serve as the Performance Based Contract Administrator for Texas and Arkansas providing administrative oversight for HUD’s Project-Based Section 8 housing portfolio.

In this highly specialized work, SHCC has built a reputation for excellence, creativity and integrity in the multifamily industry. Further, SHCC has been widely recognized for its work with owners and agents to meet challenging HUD and other federal program requirements. Annually, SHCC administers approximately \$400 million of housing subsidy on behalf of HUD. Revenue generated from SHCC operations is used by HACA to support critical community development and self-sufficiency programming, including education, job training and health and wellness programs.

Blueprint Housing Solutions

In its fifth year, HACA and SHCC launched Blueprint Housing Solutions, a national consulting and services company, that assists public and private sector clients to deliver exceptional affordable housing and community development programs. Blueprint provides a full range of services for public housing authorities (PHAs), owners and agents of HUD subsidized multifamily housing and other affordable housing programs. The team is comprised of highly skilled and experienced HACA and SHCC senior level administrators with decades of experience, creativity and technical knowledge.

Austin Affordable Housing Corporation

Recent studies underscore that Austin is the most expensive rental market in Texas. The need for affordable rental housing far outweighs the current supply. Recognizing this critical need, HACA, through AAHC, is doing its part with a goal to increase its affordable housing inventory. AAHC currently has over 5,400 units in its portfolio and 700 more under construction. AAHC continues to grow, with 3,457 units in the pipeline for possible future acquisition and/or development and partnering to preserve affordable housing units throughout the Austin area. In addition to serving as the catalyst for additional affordable housing, AAHC provides another source of revenue to fund HACA self-sufficiency programs.

Recycling/Paperless Initiative

HACA is a recognized Waste Smart partner with the City of Austin. HACA ensures the proper disposal of fluorescent lamps, light ballasts and batteries and has a robust recycling program at its properties. HACA continues progress in our “go paperless” by incorporating Laserfiche for the creation and retrieval of documents. Since its inception, millions of pages have been electronically filed, reducing the need for onsite storage of paper files. When completed, this initiative will eliminate the need to store thousands of files and provide quick and convenient access to the customers we serve.

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| <p>B.3</p> | <p>We are committed to Equal Opportunity for Housing: We will create an effective administration process to resolve complaints of poor customer service, discrimination and improve public relations.</p> <ul style="list-style-type: none"> • Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status. • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, gender identity and or marital status; • Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required; • Comply with the Violence Against Women Act (Victims of Domestic Violence) and any other federal, state or local law that provides greater protection for victims of domestic violence, dating violence sexual assault or stalking. • Continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers. • Provide Fair Housing training to HACA employees and community housing partners • Provide HACA clients with an opportunity to provide input and to evaluate HACA customer service. <p>HACA is committed to full compliance with federal, state and local fair housing laws and ordinances. HACA staff and the staff of our subsidiaries continue to attend fair housing training programs and workshops to deepen understanding with fair housing rules and procedures, as well as the rules and guidance related to Section 3 opportunities for public housing residents and rental assistance clients.</p> <p>With the suspension of the Assessment of Fair Housing process, HACA worked with 9 regional partners to produce the Central Texas Fair Housing Assessment, proceeding with a Regional Analysis of Impediments format while including many aspects of the AFH process. The overall goal of this approach is to help communities improve housing and economic conditions for all residents, in a way that best fits the community. Updates are available to interested parties at the website www.centraltexasfairhousing.org.</p> <p>With our new construction of units under RAD, we have added accessibility features and doubled the number of ADA-accessible units for persons with disabilities.</p> |
| <p>B.4</p> | <p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <ul style="list-style-type: none"> • HACA has adopted multiple policies including: <ul style="list-style-type: none"> ○ Emergency Transfer Move Plan ○ Notice to Housing Choice Voucher Owners and Managers ○ VAWA Policy and Standard Operating Procedures to follow upon an applicant, resident or participant claim ○ VAWA Notice of Occupancy Rights under the Violence Against Women Act ○ Extensive Coverage in HACA's Housing Choice Voucher Program's Administrative Plan |
| <p>B.5</p> | <p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Housing Authority of the City of Austin defines the following circumstances will constitute as a significant amendment/modification to this agency's PHA plan:</p> <ul style="list-style-type: none"> • Changes made to the admissions policies, organization of the waiting list and/or tenant rent payments; • Addition of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant; • Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>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 the PHA to amend its agency plan.</p> <p>As part of the Rental Assistance Demonstration (RAD), HACA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items per PIH Notice 2012-32, Rev-2:</p> <ol style="list-style-type: none"> a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; b. 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; c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and d. Changes to the financing structure for each approved RAD conversion. |
| <p>B.6</p> | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N = =</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| <p>B.7</p> | <p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |

Attachment B.6
Resident Advisory Board (RAB) Comments

Attachment B.7
Certification by State of Local Officials

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| Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs) | U. S Department of Housing and Urban Development |
| | Office of Public and Indian Housing |
| | OMB No. 2577-0226 |
| | Expires 2/29/2016 |

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

_____ *PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

_____ *Local Jurisdiction Name*
 pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|-----------------------------|-------|
| Name of Authorized Official | Title |
| Signature | Date |

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. 5-Year Plan.

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

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

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

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

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

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
