

## Housing Authority of the City of Austin

# DRAFT 2022 PUBLIC HOUSING AUTHORITY ANNUAL PLAN



A 45-Day Public Comment Period for the 2022 PHA Annual Plan and updates to the 2020-2024 Five-year Plan commenced on Friday, October 22, 2021 and concluded on Monday, December 6, 2021. A Public Hearing was held November 9, 2021 at 12:00PM to receive public input for the draft 2022 Annual Plan and updates to the 2020-2024 Five Year Plan. The final draft was presented to the HACA Board of Commissioners for approval at the December 16, 2021 Board of Commissioners meeting.

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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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.

<b>A.</b>	<b>PHA Information.</b>																																							
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the City of Austin</u>    <b>PHA Code:</b> <u>TX001</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>6,151 HCV and 438 Mainstream Vouchers. Total combined 6,589</u>  <b>PHA Plan Submission Type:</b>   <input checked="" type="checkbox"/> Annual Submission                      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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> <b>Availability of Information.</b> A 45-Day Public Comment Period for the draft 2022 PHA Annual Plan and updates to the 2020-2024 Five-Year Plan will commence on Friday, October 22, 2021 and conclude on Monday, December 6, 2021. A Public Hearing will be held on Tuesday, November 9, 2021 at 12:00PM to receive public input for the draft 2022 Annual Plan. The final draft will be presented to the HACA Board of Commissioners for approval at the December 16, 2021 Board of Commissioners meeting. </p> <p> Copies of the 2022 Annual Plan draft are available at the HACA Central Office and on the HACA website, <a href="http://www.hacanet.org">www.hacanet.org</a>. All supporting documentation is available at the HACA Central Office or via the HACA website. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below) </p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</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:	N/A	N/A	N/A	N/A																									
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<b>B.</b>	<b>Plan Elements.</b>																																							

B.1

Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs.  
☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.  
☒ ☐ Financial Resources.  
☐ ☒ Rent Determination.  
☒ ☐ Operation and Management.  
☒ ☐ Informal Review and Hearing Procedures.  
☐ ☒ Homeownership Programs.  
☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.  
☐ ☒ Substantial Deviation.  
☐ ☒ Significant Amendment/Modification.

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

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

- Project-based vouchers** – Revised language to allow flexibility to project-base up to an additional 10% of HACA's authorized housing choice voucher units in accordance with HUD regulations and requirements.
- Revised PBV policy** to state that HACA will consider adding units to the PBV contract on a case-by-case basis to ensure the availability of affordable housing as long as the addition of units does not exceed allowable project caps.
- Added new Project-based voucher selection criteria for the following developments:** Pathways at Rosewood Courts; Waterloo Terrace; Capital Studios; Texas Bungalows; Espero at Rutland.

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

- Criminal Screening Criteria** – HACA has revised the criminal screening policy for the following reasons:
  - To allow broader access to those experiencing homelessness referred through coordinated entry for HACA's homeless preference and for project-based vouchers;
  - To align with local strategies for ending homelessness;
  - To advance racial equity; and
  - In response to HUD's Secretary Marica Fudge's June 23, 2021 letter urging PHAs to reduce barriers to housing based on a person's criminal history.
- Foster Youth to Independence program and revisions to Mainstream program** – Added Foster Youth to Independence preference and referral process and revised the policy so all Mainstream vouchers are referred through Ending Community Homelessness Coalition (ECHO), Integral Care or Austin Resource for Independent Living (ARCIL)
- Enterprise Income Verification** – Language added to comply with requirement that each adult household member sign a HUD-52675 as well as requiring PHAs to search for debts owed to PHAs to search for debts owed to PHAs to determine if a denial of assistance is warranted.
- Transfer from PBRA properties with Debt Owed** – Revised the policy regarding applicants transferring from HACA's Project Based Rental Assistance programs when they owe a debt or are under eviction status that may warrant denial of assistance.
- Documentation and Verification of Identity** – Added identification card with picture as acceptable document for verifying a child's legal identity and added government-issued photo ID, DD-214 form, or other document from a government entity that displays the family member's name and date of birth as an acceptable document to verify age.
- Verification of citizenship or eligible immigration status** – HUD requires a declaration for each family member who claims to be a U.S. citizen or national. The declaration must be signed personally by any family member 18 or older and by a guardian for minors. The HACA may request verification of the U.S. citizenship or eligible immigration status. HACA revised the policy to not require the verification of the declaration of family members who claim to be U.S. citizens or nationals. Note, all individuals need to provide documents to verify their legal identity as described in 7.II.A of the HCV Administrative Plan.

**Financial Resources:**

Calendar Year 2021 Funding	HAP	Admin Fees	Preliminary Fees	Service Fees	Total
Housing Choice Voucher Program	\$ 64,093,560.00	\$ 4,659,695.00			\$ 68,753,255.00
Mainstream Voucher	\$ 2,299,562.00	\$ 153,220.00			\$ 2,452,782.00
Emergency Housing Vouchers	\$ 1,385,352.00	\$ 127,674.00	\$ 96,800.00	\$ 847,000.00	\$ 2,456,826.00
Single Room Occupancy	\$ 289,200.00	\$ 51,572.00			\$ 340,772.00
Continuum of Care Grant	\$ 704,760.00	\$ 60,726.00			\$ 765,486.00
FSS Grant		\$ 293,577.00			\$ 293,577.00
<b>Total</b>	\$ 68,772,434.00	\$ 5,346,464.00	\$ 96,800.00	\$ 847,000.00	\$ 75,062,698.00
Calendar Year 2022 Projected Estimate	HAP	Admin Fees	Preliminary Fees	Service Fees	Total
Housing Choice Voucher Program	\$ 65,873,321.00	\$ 4,834,196.00			\$ 70,707,517.00
Mainstream Voucher	\$ 3,823,094.00	\$ 391,218.00			\$ 4,214,312.00
Emergency Housing Vouchers	\$ 2,770,704.00	\$ 255,348.00			\$ 3,026,052.00
Single Room Occupancy	\$ 289,200.00	\$ 51,572.00			\$ 340,772.00
Continuum of Care Grant	\$ 704,760.00	\$ 60,726.00			\$ 765,486.00
FSS Grant		\$ 293,577.00			\$ 293,577.00
<b>Total</b>	\$ 73,461,079.00	\$ 5,886,637.00	\$	\$	\$ 79,347,716.00

	<p><b>Operation and Management:</b>  A high-performing public housing authority that assists more than 20,000 Austin residents daily, HACA is the largest provider of affordable housing for extremely low-income families, persons with disabilities and seniors in the Austin area. HACA manages a Housing Choice Voucher program that provides rental vouchers for more than 6,000 units of housing in Austin’s private rental market. Housing Choice vouchers provided through HACA’s regular voucher program and a variety of programs for special populations including homeless individuals and families, disabled individuals, veterans, and emancipating foster youth. HACA also implements a number of family self-sufficiency, workforce and youth educational success programs to help move families toward self-sufficiency and break the cycle of poverty.</p> <p><b>The following outlines HACA’s Housing Choice Voucher Program allocation:</b></p> <p>6,162 Housing Choice Vouchers – Specific programs outlined below:</p> <ul style="list-style-type: none"> <li>• 5,319 Regular Housing Choice Vouchers (all other vouchers)</li> <li>• 706 Veterans Affairs Supportive Housing (VASH) Vouchers</li> <li>• 85 Family Unification Vouchers</li> <li>• 36 Non-elderly disabled Vouchers</li> <li>• 8 Tenant Protection Vouchers</li> <li>• 8 DHAP to HCV Vouchers</li> </ul> <p>438 Mainstream Vouchers  242 Emergency Housing Vouchers (new for 2021)  75 Foster Youth to Independence Vouchers (new for 2021)  50 Moderate Rehab Room Occupancy (SRO)  53 HUD Continuum of Care  250 Family Self-sufficiency participants</p> <p><b>Informal Review and Hearing Procedures:</b>  Revised policy regarding remote informal review and hearing procedures including accessibility requirements and notification policies outlined in PIH Notice 2020-32.</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.</p> <ol style="list-style-type: none"> <li><b>We are committed to Affordable Housing:</b>  We continue to revitalize our assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions. Through our subsidiary, Austin Affordable Housing Corporation (AAHC), additional properties that are either developed and/or acquired accept voucher holders, providing greater choice within our service area. AAHC also offers homeownership programs through our Down Payment Assistance Program.</li> <li><b>We are committed to Resident Self Sufficiency and Quality of Life:</b>  We promote individual responsibility and high expectations, and foster results-based community partnerships and programs focused on workforce development, wellness, safety and education. Scholarships are provided to eligible students to assist with the cost of higher education and to improve self-sufficiency.</li> <li><b>We are committed to Exceptional Service:</b>  We ensure a resident/participant, partner and customer focused environment where all are treated with dignity and respect.</li> <li><b>We are committed to Employee Engagement:</b>  We invest in our staff, ensure accountability and effective communication, and promote an innovative, healthy and safe work environment, with training and leadership development opportunities.</li> <li><b>We are committed to Corporate and Environmental Sustainability:</b>  We pursue new funding sources and entrepreneurial opportunities, ensure stewardship, maximize efficiency and promote environmentally friendly initiatives. HACA, through our subsidiaries Southwest Housing Compliance Corporation and Austin Affordable Housing Corporation, works to increase sustainable cash flows to further this goal.</li> <li><b>We are committed to Equal Opportunity for Housing:</b>  We create an effective administration process to resolve complaints of poor customer service, discrimination and improve public relations.</li> </ol>
<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable

B.5	<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  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
<p><b>C. Other Document and/or Certification Requirements.</b></p>					
C.1	<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  <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.</p>				
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
C.3	<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>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
C.4	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>				
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>					
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p><b>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></p> <table border="1" data-bbox="121 1430 1390 1927"> <tr> <td data-bbox="121 1430 1390 1507"> <p><b>Fair Housing Goal:</b> Explore the feasibility to create a regional resource network for downpayment assistance programs that are affirmatively marketed to under-represented homeowners.</p> </td></tr> <tr> <td data-bbox="121 1507 1390 1688"> <p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA, as one of the 10 regional partners, participated in the Central Texas Regional Housing Working group on a Regional Fair Housing Plan. HACA aligns with the City of Austin to address impediments where able/applicable. For this fair housing goal, through our subsidiary AAHC, HACA offers homeownership programs through our Down Payment Assistance Program as well as an Equity CLT to provide permanent and sustainable opportunities for very-low income persons.</p> </td></tr> <tr> <td data-bbox="121 1688 1390 1745"> <p><b>Fair Housing Goal:</b> Implement Displacement Mitigation Strategies that are related to Disproportionate Housing Needs.</p> </td></tr> <tr> <td data-bbox="121 1745 1390 1927"> <p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA is currently redeveloping several properties on the east side of Austin, where displacement is of concern. Those properties will not only provide updated facilities and amenities; HACA is increasing the number of units to allow for more affordable units to help keep more of the impacted populations in place. HACA created a Resident Protection Team that ensures residents faced with relocation are supported and protected, and to minimize disruption and harm during the relocation period.</p> </td></tr> </table>	<p><b>Fair Housing Goal:</b> Explore the feasibility to create a regional resource network for downpayment assistance programs that are affirmatively marketed to under-represented homeowners.</p>	<p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA, as one of the 10 regional partners, participated in the Central Texas Regional Housing Working group on a Regional Fair Housing Plan. HACA aligns with the City of Austin to address impediments where able/applicable. For this fair housing goal, through our subsidiary AAHC, HACA offers homeownership programs through our Down Payment Assistance Program as well as an Equity CLT to provide permanent and sustainable opportunities for very-low income persons.</p>	<p><b>Fair Housing Goal:</b> Implement Displacement Mitigation Strategies that are related to Disproportionate Housing Needs.</p>	<p><u><b>Describe fair housing strategies and actions to achieve the goal</b></u></p> <p>HACA is currently redeveloping several properties on the east side of Austin, where displacement is of concern. Those properties will not only provide updated facilities and amenities; HACA is increasing the number of units to allow for more affordable units to help keep more of the impacted populations in place. HACA created a Resident Protection Team that ensures residents faced with relocation are supported and protected, and to minimize disruption and harm during the relocation period.</p>
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**Fair Housing Goal:** Encourage developers and landlords who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history and not discriminate based on source of income.

**Describe fair housing strategies and actions to achieve the goal**

HACA will continue to educate prospective landlords in the Housing Choice Voucher programs regarding the benefit of participating in providing housing to our voucher holders. The Housing Choice Voucher program employs a dedicated Landlord Outreach Specialist to enroll landlords of properties in census tracts with limited affordable housing, as providers of affordable housing through the Housing Choice Voucher program. HACA utilizes the U.S. Census and yearly American Community Survey (ACS) updates to determine and review in which areas of Austin there is little affordable housing, and low minority and socioeconomic status distribution. HACA's Landlord Outreach Specialist then seeks landlords in these areas to participate in the Housing Choice Voucher program in an effort to de-concentrate poverty, diversify areas of the city, and ensure that affordable housing is available across the community and is accessible to areas of high job concentration and high performing schools. Additionally, HACA's Family Self-Sufficiency Coordinators maintain extensive information on local social service providers, child care providers, and transportation routes that FSS participants are likely to utilize, so that FSS participants can make informed housing choices.

Additionally, our subsidiary, AAHC's properties accept voucher holders at all their developed and/or acquired properties. This provides greater choice for voucher holders who may otherwise not qualify based on the 3x rent income requirements.

# Instructions for Preparation of Form HUD-50075-HCV

## Annual PHA Plan for HCV-Only PHAs

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### A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

### B. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

#### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

☐ **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\(c\)](#))

☐ **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\(d\)](#))

☐ **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\(e\)](#)).

☐ **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\(f\)](#))

☐ **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\(k\)](#))

☐ **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 subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) 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\(l\)\(iii\)](#)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

#### B.2 New Activities. This section refers to new capital activities which is **not applicable for HCV-Only PHAs**.



- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is **not applicable for HCV-Only PHAs**
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

**C. Other Document and/or Certification Requirements.**

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the 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 §903.13\(c\)](#), [24 CFR §903.19](#))
- C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

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

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour 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



# Housing Authority of the City of Austin

*Established in 1937*

## 2022 PHA Annual Plan Executive Summary

Page	Section	Changes
Page 2	Statement of Housing Needs and Strategy for Addressing Housing Needs	<ol style="list-style-type: none"><li>1. <b>Revised Project-based vouchers</b> language to allow flexibility to project-base up to an additional 10% of HACA's authorized housing choice voucher units in accordance with HUD regulations and requirements.</li><li>2. <b>Revised PBV policy</b> to state that HACA will consider adding units to the PBV contract on a case-by-case basis to ensure the availability of affordable housing as long as the addition of units does not exceed allowable project caps.</li><li>3. <b>Added new Project-based voucher selection criteria for the following developments:</b> Pathways at Rosewood Courts; Waterloo Terrace; Capital Studios; Texas Bungalows; Espero at Rutland.</li></ol>
Page 2	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions	<ol style="list-style-type: none"><li>1. <b>Revised Criminal Screening Policy</b> to allow broader access for those experiencing homelessness, to align with local strategies to end homelessness, and to advance racial equity.</li><li>2. <b>Added Foster Youth to Independence program</b> preference and referral process</li><li>3. <b>Revised Mainstream Policy</b> so all Mainstream vouchers are referred through ECHO, Integral Care, or ARCIL</li><li>4. <b>Added</b> language to comply with EIV requirements for form signatures and for search for debts owed to PHAs when determining eligibility for assistance.</li><li>5. <b>Revised</b> policy for HCV applicants transferring from HACA's PBRA program when they owe a debt or are under eviction status that may warrant denial of assistance.</li><li>6. <b>Added</b> acceptable documentation for verifying a child's legal identity.</li><li>7. <b>Revised</b> policy to no longer require verification of the declaration of family members claiming to be U.S. citizens or nationals. Note: All must provide documents to verify their legal identity as per 7.II.A of the HCV Administrative Plan.</li></ol>
Page 2	Financial Resources	<b>Added</b> a chart of Assisted Housing's funding by Calendar Year 2021 and Projected Estimate for Calendar Year 2022.
Page 3	Operation and Management	<b>Added</b> allocation information regarding HACA's Housing Choice Voucher Program
Page 3	Informal Review and Hearing Procedures	<b>Revised</b> policy regarding conducting remote informal reviews and hearing procedures including accessibility requirements and notification policies outlined by HUD.

## **C.1 Resident Advisory Board (RAB) Comments**

**November 9, 2021**  
**PHA Annual Plan and HCV Admin Plan Public Hearing and Presentation to HCV Advisory Board for  
Comment**

HCV Advisory Board (composed of current FSS Participants) and one member of the Public

During the presentation, several questions were asked by the participants to further their understanding of the items discussed.

One comment to the PHA Plan was expressed by a member of the Advisory Board. The participant expressed her support of the scaled-back criminal background screening proposed in the HCV Administration Plan. She feels it will help families to stay together instead of forcing the parent with criminal justice involvement to not live with the family while on the voucher program.

Since this comment was in support of the item proposed, no analysis of the recommendation was necessary. This item has been carried through to the final HCV Administrative Plan as reflected in the PHA Annual Plan.

## **C.2 Certification by State or Local Officials**

**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 3/31/2024

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

I, Rosie Truelove, the Director of the City of Austin's Housing & Planning Department,

*Official's Name*

*Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2020-2024 and/or Annual PHA Plan for fiscal year 2022 of the Housing Authority of the City of Austin is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Austin

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

**COA Consolidated Plan Priority: Homeless/Special Needs Assistance provides services to the City's most vulnerable populations, including persons experiencing homelessness, persons living with HIV/AIDS, senior, youth, children and families.**

HACA provides preferences in both the Project Based Rental Assistance and Housing Choice Voucher programs for assistance to homelessness, persons living with HIV/AIDS, seniors, youth, children and families through onsite programming to special assistance vouchers such as Tenant Based Rental Assistance, Veteran Affairs Supportive Housing, Mainstream, Continuum of Care and Family Unification Vouchers

**COA Consolidated Plan Priority: Housing Development Assistance includes Housing & Planning Department programs that offer assistance to non-profit and for-profit developers to build affordable housing for low and moderate income families.**

HACA, through its non-profit subsidiary, Austin Affordable Housing Corporation (AAHC), has acquired/developed over 8,135 units in its portfolio to provide affordable housing with an additional 3,671 units under construction. AAHC continues to grow with more units in the pipeline for possible future acquisition and/or development to preserve affordable housing units throughout the Austin area.

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

Rosie Truelove

Signature



Title

Director

Date

12.10.2021

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**C.3 Civil Rights Certification/Certification Listing  
Policies and Programs that the PHA has Revised since  
Submission of its Last Annual Plan**



**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 4/1/2022, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);



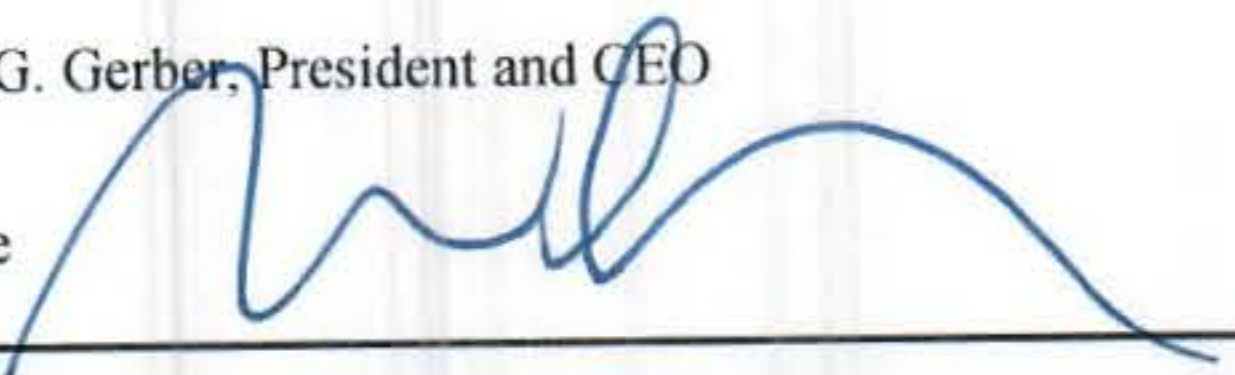
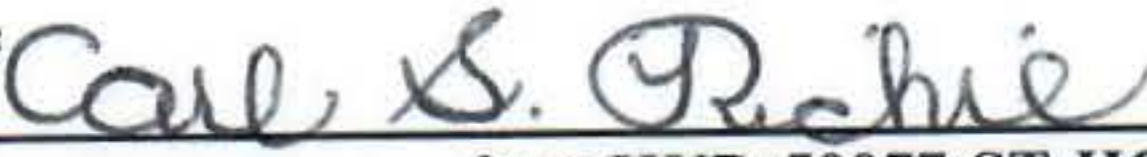
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Austin  
PHA Name

TX001  
PHA Number/HA Code

  X   Annual PHA Plan for Fiscal Year 2022  
       5-Year PHA Plan for Fiscal Years 20       - 20      

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 Executive Director	Name Board Chairman
Michael G. Gerber, President and CEO	Carl S. Richie, Jr., Chairman
Signature  Date	Signature  Date <u>12/16/21</u>



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## **C.4 Challenged Elements**

**No Elements Were Challenged**

**Summary of Revisions to HCV Administrative Plan  
To Be Adopted December 2021**

Section	Page Numbers	Summary of Changes Made in Admin Plan
<b>3-II.F. EIV (Enterprise Income Verification) SYSTEM SEARCHES</b> <b>[Notice PIH 2018-18; EIV FAQs; EIV System Training 9/30/20]</b>	70-71	<b>Added</b> language to comply with the Sept 2020 HUD EIV System training that requires each adult household member to sign a HUD-52675. Also, the requirement for PHAs to search for debts owed to PHAs to determine if it warrants denial of assistance.
<b>3-IIi.B. Mandatory denial of assistance</b> <b>3-III.C. Other Permitted Reasons for Denial of Assistance</b>  <b>Criminal Screening Criteria revisions</b>	73, 75-77	<b>Revised Criminal Screening Criteria</b> policy for the following reasons. <ul style="list-style-type: none"> <li>• Allow broader access to those experiencing homelessness referred through coordinated entry for HACA's homeless preference and for project-based vouchers;</li> <li>• Align with local strategies for ending homelessness;</li> <li>• Advance racial equity; and</li> <li>• In response to HUD Secretary Marcia Fudge's June 23, 2021 letter urging PHAs to reduce barriers to housing based on a person's criminal history.</li> </ul> <p>The revised policy aligns with the City of Austin's Tenant Selection Policy for Rental Development Housing Assistance (RDHA) funded Single-Room Occupancy properties.</p>
<b>3-III.C. Other Permitted Reasons for Denial of Assistance</b>	79-80	<b>Revised</b> policy regarding applicants transferring from HACA's Project Based Rental Assistance programs when they owe a debt or are under eviction status.

Section	Page Numbers	Summary of Changes Made in Admin Plan
Chapter 4.III B Selection and HCV Funding Sources	108, 116, 118	<b>Added</b> Foster Youth to Independence preference and referral process and revised the policy so all Mainstream vouchers are referred through ECHO, Integral Care or Austin Resource for Independent Living (ARCIL).
Chapter 5 Briefings and Voucher Issuance	123 – 125 & 127	<b>Added</b> references and more details regarding the briefing policy including accessibility requirements and notification policies.
7.II.C. Documentation	200 203	<b>Added</b> identification card with picture as acceptable document for verifying a child's legal identity. <b>Added</b> government-issued photo ID, DD-214 form, or other document from a government entity that displays the family member's name and date of birth as an acceptable document to verify age.
7.II.G. Citizenship or Eligible Immigration Status	207	<b>Revised policy</b> - The HACA may request verification of U.S. citizenship or eligible immigration status. Revised policy to not require the verification of the declaration of family members who claim to be U.S. citizens or nationals. Note all individuals need to provide documents to verify their legal identity as described in 7.II.A.(page 200)
8 II.E. Quality Control Inspections Housing Quality Standards	235	<b>Revised statement</b> regarding quality control inspections to state: The selected sample should be drawn to represent a cross section of neighborhoods and the work of a cross section of inspectors.
Chapter 16.II.B. Payment Standards	353	<b>Added</b> lease-up time and success rate as information to review for payment standard adjustment consideration.

Section	Page Numbers	Summary of Changes Made in Admin Plan
Chapter 16 III.A. Informal Reviews and Hearings	359-361 364-366 371	<b>Revised</b> policy regarding remote informal review and hearing procedures including requirements outlined in PIH Notice 2020-32.
Chapter 16 III.A. Informal Reviews and Hearings	374	<b>Revised</b> hearsay evidence definition based on Nan McKay's recommendation.
Chapter 17: Project-Based Voucher	416-417          421	<b>Revised statement</b> per Nan McKay's recommended language to allow for future flexibility to for HACA to project-base up to an additional 10 percent of its authorized units in accordance with HUD regulations and requirements.  <b>Added statement</b> that advertisements will also contain a statement that participation in the PBV program requires compliance with Fair Housing and Equal Opportunity (FHEO) requirements.
17.V.C. Amendments to the HAP Contract	441	<b>Revised</b> PBV policy to state that HACA will consider adding units to the PBV contract on a case-by-case basis to ensure the availability of affordable housing as long as the addition of units does not exceed allowable project caps.
Chapter 17L New project-base voucher selection criteria	451- 457	<b>Added new Project-base voucher selection criteria</b> for the following developments: <ul style="list-style-type: none"> <li>• Pathways at Rosewood Courts</li> <li>• Waterloo Terrace</li> <li>• Capital Studios</li> <li>• Texas Bungalows</li> <li>• Espero at Rutland</li> </ul>