

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Vice-Chairperson - Charles Bailey

2nd Vice-Chairperson - Mary Apostolou

Commissioner - Dr. Tyra Duncan-Hall

Commissioner - Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS Regular Meeting

**Wednesday, December 7, 2022
8:00 AM**

**HACA Central Office, 1124 S. Interstate Highway 35
Austin, TX**

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
HACA Central Office, 1124 S. Interstate Highway 35, Austin, TX
(512.477.4488)**

**Wednesday, December 7, 2022
8:00 AM**

**CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM**

Public Communication (Note: There will be a three-minute time limitation)

Citywide Advisory Board Update

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on October 20, 2022
2. Presentation, Discussion, and Possible Action regarding Resolution No. 02772: Approval of the Board of Commissioners Meeting Schedule for 2023

ACTION ITEMS

3. Presentation, Discussion and Possible Action Regarding Resolution No. 02771: Approval of Revisions to the Housing Choice Voucher Administrative Plan
4. Presentation, Discussion and Possible Action Regarding Resolution No. 02772; Approval to Submit the 2023 Public Housing Authority Annual Plan and Update to the 2020-2024 Five-Year Plan to the U.S. Department of Housing and Urban Development
5. Presentation, Discussion, and Possible Action regarding Resolution No. 02782 Veteran Affairs Supportive Housing (VASH) Exception payment standards
6. Presentation, Discussion, and Possible Action on Resolution No. 02773 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 1 (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or

convenient to carry out this Resolution.

7. Presentation, Discussion, and Possible Action on Resolution No. 02774 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 4 (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.
8. Presentation, Discussion, and Possible Action on Resolution No. 02775 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 5 (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.
9. Presentation, Discussion, and Possible Action regarding Resolution No. 02776: Ratification of an Award of Contract for Fire Pump/Jockey Pump Assembly Installation for Pathways at Gaston Place Apartments
10. Presentation, Discussion, and Possible Action regarding Resolution No. 02777: Roofing Replacements for Pathways at Bouldin Oaks Apartments
11. Presentation, Discussion, and Possible Action regarding Resolution No. 02778: Ratification of an Award of Contract for Roofing Replacements for Pathways at Georgian Manor Apartments
12. Presentation, Discussion, and Possible Action regarding Resolution No. 02779: Roofing Replacements for Pathways at Manchaca Village Apartments
13. Presentation, Discussion, and Possible Action regarding Resolution No. 02780: Roofing Replacements for Pathways at Meadowbrook Apartments
14. Presentation, Discussion, and Possible Action regarding Resolution No. 02781: Roofing Replacements for Pathways at Thurmond Heights Apartments

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. 551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- d. 551.087, Texas Gov't Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

- President's Report
- Finance Report

ADJOURNMENT

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411,

Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con una arma o pistola.

"En virtud de 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: December 7, 2022

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on October 20, 2022

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on October 20, 2022.

ATTACHMENTS:

- ▣ **20221020 HACA Minutes Summary**

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

October 20, 2022

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 P.M. ON THURSDAY, OCTOBER 20, 2022, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. INTERSTATE HIGHWAY 35, AUSTIN, TX 78704 AND VIRTUALLY

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Chairperson called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of October 20, 2022, to order at 12:12 pm. The meeting was held at the HACA Central Office, 1124 S. Interstate 35, Austin, TX 78704 and virtually.

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Mary Apostolou, 2nd Vice-Chairperson
Edwina Carrington, Commissioner
Dr. Tyra Duncan-Hall, Commissioner

MEMBER(S) ABSENT:

Chuck Bailey, Vice-Chairperson

ALSO IN ATTENDANCE:

Orlando Cabrera, Arnall Golden Gregory Law Firm (virtually)

STAFF PRESENT ON THE CALL:

Ann Gass, Barbara Chen, Keith Swenson, Kelly Crawford, Keith Swenson, Leilani Lim-Villegas, Lisa Garcia, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

EXECUTIVE SESSION

The Board of Directors recessed into Executive Session at 12:15 pm.
The Board returned into open session at 12:41 pm. No Action was taken

PUBLIC COMMUNICATION - (3 minute time limit)

NONE

Public communication was opened during each item on the agenda. No one provided any communication during any of the items.

ITEMS WERE PRESENTED OUT OF ORDER.

CONSENT ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on September 15, 2022

Commissioner Carrington moved the Approval of the Board Minutes Summary for the Board Meeting held on September 15, 2022. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Presentation and Discussion on the Independent Auditor's Report for the Fiscal Year ending March 31, 2022

Sean Cedar and **Laura Ann Pray** with Berman Hopkins provided a briefing on HACA and its subsidiaries' Independent Auditors Report for Fiscal Year ending March 31, 2022.

The Independent Auditors Report cover a 12-month period ended March 31, 2022 and covers the financial numbers as well as controls and compliance in accordance with internally developed HACA policies.

Sean Cedar reported that there were no findings, and all of the finances were in order.

ITEM 3: Presentation and Discussion of the Draft 2023 Public Housing Authority (PHA) Annual Plan and Update to the Five-Year Plan

Kelly Crawford, HACA Director of Compliance presented the Draft 2023 Public Housing Authority (PHA) Annual Plan and update to the Five-Year Plan that will go out for public comment for 45 days beginning Friday October 21, 2022. No formal vote was required of the Board at this time. The Board was asked to review the Plan, approve staff taking the document out for a 45-day public comment period, and returning the Plan to the Board for final consideration at the December 2022 Board Meeting.

The Five-Year and Annual PHA Plans provide a ready source for interested parties to locate basic housing authority policies, rules and requirement concerning its operations, programs, and services, including changes to these policies. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objective for service the needs of low-income and extremely low-income families. PHAs who administer Housing Choice Voucher (HCV) programs, without public housing units such as HACA, utilize Form HUD-50075-HCV and HUD-50075-5Y to submit changes to its PHA Plans.

The summary of changes were presented to the Board at the September 15th Board Meeting.

Staff brought these proposed changes to the Board for discussion and input. After incorporating any Board recommendations, HACA will invite public comment on the proposed changes beginning at 8:00 a.m. on Friday, October 21, 2022 though 5:00 p.m. on Monday, December 5, 2022. HACA will send the proposed changes to Texas Rio Grande Legal Aid, the Austin Tenants' Council and other stakeholders. The HCV Administrative Plan changes, which make up the bulk of the Annual PHA Plan revisions, were distributed and discussed with all key stakeholders prior to the Board's approval to take out for public comment at September's meeting. HACA staff also updated its Strategic Plan and so the Five-Year Plan is being updated with the new goals and strategies as well. After receiving comments, the proposed changes will be presented to the Board for final approval at the December 2022 Board Meeting.

With regard to Sections 3-III.B. Mandatory Denial of Assistance and 3-III.C. Other Permitted Reasons for Denial of Assistance, Criminal Screening Criteria revisions, the revisions as presented for review, indicates the Criminal Screening Criteria policy revisions for the following reasons:

- Allow broader access to those experiencing homelessness referred through coordinated entry for HACA's homeless preference and for project-based vouchers;
- Align with local strategies for ending homelessness;
- Advance racial equity; and
- 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.
- Revised policy regarding applicants transferring from HACA's Project Based Rental Assistance programs when they owe a debt or are under eviction status.

Staff suggested that a Motion to Amend the Plan to remove all Criminal Screening Criteria except the mandatory denial of assistance established by HUD that is currently reflected in the Plan.

2nd Vice-Chairperson Apostolou moved the Motion to Amend the Plan to remove all Criminal Screening Criteria except the mandatory denial of assistance established by HUD that is currently reflected in the Plan. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

Commissioner Carrington moved the Motion to invite public comment on the Amended Plan with proposed changes beginning at 8:00 a.m. on Friday, October 21, 2022 though 5:00 p.m. on Monday, December 5, 2022. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia, Citywide Advisory Board President reported that the October CWAB Meeting was held virtually on Tuesday, October 11, 2022. •**Michael Gerber**, HACA President & CEO announced that HACA is working to close Rosewood. Santa Rita will be the next property to be redeveloped. •**Leilani Lim-Villegas**, HACA Sr. Director of Community Development, provided updates on behalf of Michael Roth. •**Leilani** thanked the Resident Council leaders who coordinated very successful National Night Out events. •**Catherine Crago**, HACA Head of Strategic Initiatives shared digital inclusion updates and reported that fifteen i-MOMS will be receiving laptops when they graduate. •**Catherine** reported that there are Metrobike E-bike stations at Chalmers, Rosewood, Lakeside, and Santa Rita. Lakeside residents had an opportunity to test the bikes and get one year free membership. •**Leilani Lim-Villegas**, HACA Sr. Director of Community Development, reported that HACA will begin operating at 50% capacity on October 24th; that means that Austin Pathways staff will be on property at least 3-4 times per week. •**Barbara Jackson**, HACA Family Opportunity Program Design Director, provided Youth Educational Success updates. Incentives have been mailed to the youth who achieved A/B Honor Roll and perfect attendance. UT Social Work Intern **Sandy Fernandez** provided Rosewood Homeownership Program updates on behalf of Daniel Ruiz. •**Murphy Roland**, HACA Workforce Development Manager Director shared Workforce Development updates and announced that there is a new Community Health Worker Certification Program in partnership with the City of Austin. This is a 2-Gen program where parents and children will be engaged. •**Leilani** gave Bringing Health Home (BHH) updates and announced that mobile vaccination clinics will be available at Gaston, North Loop, and Booker T. Washington in November.

•**Evelyn Holman**, HACA Community Development Specialist reported that the **CWAB** voted to spend \$200 on food and flowers for a farewell event at Lakeside for former Resident Commissioner **Isaac Robinson**. • **Veronica Castillo Perez**, resident at Chalmers is the new president of the Chalmers Resident Council. •**Lupe Garcia**, discussed successful National Night Out events and reported that the i-MOMS group now has 42 members.

ITEM 4: Presentation, Discussion, and Possible Action regarding Resolution No. 02767: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2023

Each October the U.S. Department of Housing and Urban Development (HUD) provides an Operating Cost Adjustment Factor (OCAF) which sets the rent increase for each property. The OCAF is based on the current state of expenses and inflation. The resulting OCAF rent increase takes effect on the property's contract effective date during the following year. All but one of PAMI's properties have November 1st or December 1st effective dates. Therefore PAMI properties do not receive the OCAF revenue increase until the eleventh or twelfth month of the year, even though the expense increases exist throughout the year. Essentially, PAMI properties will operate with a 2022 revenue increase to pay for 2023 expenses. For many years, those numbers have been very close. However, for 2023 revenue will increase by 2.6% while expenses increase by 8.1%.

In addition, at the time of the RAD conversion, properties took on debt to establish an initial reserve for capital project replacements over the next 20 years. HACA accepted that this debt would create challenges for smaller properties to meet expenses and expected debt service ratios. However, when viewed as a portfolio, the financial position would remain strong. The proposed budgets reflect both of these realities.

During the budget process, Property Management and Maintenance staff worked with their Community Directors to review property needs, expense trends and program requirements. They also took into account the special circumstances presented by the current economic climate, inflation, staffing challenges and the potential ongoing impact on 2023 budgets. In particular, staff attempted to anticipate potential supply-chain issues and increased costs of materials. Staff focused on creating budgets that maintain safe, decent and sanitary housing for residents, meet all program and contract requirements while also providing a safe workplace for staff.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02767: Approval of the Pathways Asset Management, Inc. Property Budgets for Calendar Year 2023. **Chairperson Richie** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion and Possible Action regarding Resolution No. 02768: Approval of the adoption of the revised Housing Choice Voucher Program's Payment Standards

Housing Authorities are required to adopt Payment Standards for the Housing Choice Voucher Program between 90 and 110 percent of the currently published fair market rents (FMRs). In May 2022, the Board approved the payment standards at 110% of the published Fair Market Rents. Staff reviewed the newly published FMRs and the 2nd quarter Austin Multi-Family Trend and recommends increasing payment standards to 110% of the fiscal year (FY) 2023 HUD published FMRs.

The 2023 fair market rents (FMRs) reflect an average increase by bedroom size between 10% - 15% over last year's published FMRS (efficiency rental rates increased 15%, one, two, and three bedrooms 12%, and four and five bedrooms 10%). Staff reviewed the 2nd Quarter Austin Trend report and current utility allowance schedules to assess the current rental rates in Austin as compared to the FY2023 published FMRs. The review of the current rental rates, reflects a need to increase payment standards to 110% of the published FMRs so housing choice voucher households can afford rent and utilities in the competitive rental market.

The HUD published FMRs reflect when a property owner pays all the utilities for the unit. However, most property owners require tenants to pay utilities. Federal requirements for the housing choice voucher program requires an affordability calculation to ensure tenants pay 40% or less of monthly income for rent and utilities when they first lease a unit. There is a need to set payment standards at 110% of FMRs, so rent plus utilities are affordable for tenants, so they can rent new units and afford rent increases and utilities for their current units.

The rising Austin rental rates and utility rates continue to make it difficult for housing choice voucher families to locate affordable homes in the Austin area. Staff recommends adjusting the payment standards to 110% of the FY 2023 published FMRs to help families secure homes in Austin's competitive rental market. Staff will continue to exercise the flexibility to approve payment standards up to 120% of the published fair market rents as a reasonable accommodation for persons with disabilities.

The new payment standards will go into effect on February 1, 2023, for any new leases/HAP Contracts and annual re-examinations.

Commissioner Duncan-Hall moved the Approval of Resolution No. 02768: Approval of the adoption of the revised Housing Choice Voucher Program's Payment Standards. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 6: Presentation, Discussion, and Possible Action on Resolution No. 02769 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Heritage Woods Apartments in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

Austin Affordable Housing Corporation (AAHC) was presented with an opportunity to partner with Belveron Partners to purchase a 298 unit multi-family rental property called Heritage Woods Apartments. The development is located at 12205 N. Lamar Blvd., Austin, Texas 78753. This would be the twelfth asset AAHC and Belveron Corporation have purchased together. This asset is located in the extremely high opportunity area of Silicon Hills off North Lamar and Highway 45.

Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 25,000 units across the United States. Founded in 2006, Belveron has invested in more than 200 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Heritage Woods Apartments were built in 2021 and sits on 17.68 acres and is the last development completed by local developer Larry Peel. Some of the property amenities include a two tier swimming pool with lounge seating and cabanas, elegant clubhouse with gathering spaces and full conference room, full kitchen, pool table and coffee bar, and business center. Residents also enjoy the newly renovated fitness center, two pet parks, detached garages and additional covered parking. The property is directly across the street from Walnut Creek Metropolitan Park. The property feeds into Walnut Creek Elementary School, Westview Middle School and Connally High School. The property's location provides fantastic access to major tech employers, retail shops, grocery stores and the SH-45 and Mopac area. Below is a breakdown of the many variations of unit sizes. The property is currently 98% occupied and rents currently range from \$1,635 for a one bedroom to \$2,398 for a two bedroom.

The purchase price for the Heritage Woods Apartments is \$91,100,000. Belveron will be investing approximately \$22,000,000 as a down payment, as well as \$2,000,000.00 for future capital needs. Bellwether will be providing a Freddie Mac or Fannie Mae permanent loan with a not to exceed loan amount of \$74,000,000 at a rate of approximately 4.65%. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 98% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI and leasing units to all qualified voucher holders.

The property will be managed by Apartment Management Professionals. Belveron has agreed to use the name Bridge at Heritage Woods for naming the property once closed.

Commissioner Carrington moved the Approval of Resolution No. 02769 by the Board of Commissioners of the Housing Authority of the City of Austin to take the following actions with regard to the Heritage Woods Apartments in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 7: Presentation, Discussion, and Possible Action regarding Resolution No. 02770: Awarding a renewal contract for Agency Wide Ground Maintenance Services HACA-19-P-02

The Board was asked to approve Resolution No. 2770 to enter into the 3rd year renewal contract with Unity Contractor Services for an agency wide ground maintenance services contract in an amount not to exceed \$322,011.04.

This service contract will provide timely, planned, safe ground maintenance of HACA's Project Based Rental Assistance and Tax Credit blended portfolio including office buildings. Mandatory responsibilities as per scope of work include but are not limited to mowing, edging, flower bed maintaining and debris clean up. Drip system maintenance and plant mulching will be optional services as needed at an additional cost.

Request for Proposals was issued on November 24, 2019. Thirty proposals were emailed, downloaded, or picked up. On January 6, 2020, the Housing Authority opened and publicly read the six proposals received under this invitation. The received proposals were evaluated by a committee and the proposal of Unity Contractors was deemed the most responsive and responsible.

Unity's performance under the contract scope has been satisfactory. Staff's recommendation is to exercise the option to award a renewal contract to Unity Contractors which includes a 4% increase due to the changing economy due to COVID-19, increased labor cost to retain good employees, and the cost of insurance. Unity Contractor Services will continue to provide weekly services to all of our properties to ensure all the grounds stay mowed and manicured.

Commissioner Duncan-Hall moved the Approval of Resolution No. 02770: Awarding a renewal contract for Agency Wide Ground Maintenance Services HACA-19-P-02 to Unity Contractor Services in an amount not to exceed \$322,011.04. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

REPORTS

The Board accepts the following reports from the President:

Mike Gerber, HACA President & CEO reported:

- **Michael Roth**, HACA Director of Housing Operations and Policy led a team that secured a 94.6 inspection score at Coronado Hills.
- The Thanksgiving Turkey Drive will be done by way of gift cards this year.
- The Assisted Housing area is preparing to issue an RFP for Project-Based Vouchers.
- **Mr. Gerber** polled the Commissioners to see if they are okay with canceling the November 17th meeting and moving the December meeting to December 7th. The Commissioners were open to this change in schedule. **Ron Kowal**, AAHC Vice-President will check potential conflicts with deadlines.
- **Sylvia Blanco**, HACA Chief Operations Office reported that Rosewood Courts has an anticipated closing date of November 8th.

Commissioner Carrington moved to adjourn the meeting. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

The meeting adjourned at 3:43 pm.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02772

EXECUTIVE

ITEM NO. 2.

MEETING DATE: December 7, 2022

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02772: Approval of the Board of Commissioners Meeting Schedule for 2023

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve Resolution No. 02772 to adopt the Board of Commissioners Meeting Schedule for the 2023 calendar year.

SUMMARY

Background:

Per the HACA Bylaws, each year the Board of Commissioners is to adopt by resolution a meeting schedule for the following year. This schedule is to be posted and given to the City Clerk's office and posted on the HACA's website and all HACA property management community bulletin boards.

A comprehensive list was created to show all future conference dates of state, regional and national associations. This list also includes the dates for the Austin Independent School District's Spring Break for 2023. Based on these dates, the 2023 HACA Board of Commissioners Meeting Schedule has been created.

ATTACHMENTS:

- ▣ **2023 HACA Board Meeting Schedule**
- ▣ **2023 Conferences**

RESOLUTION NO. 02772

APPROVAL OF THE BOARD OF COMMISSIONERS MEETING SCHEDULE FOR 2023

WHEREAS, the Housing Authority of the City of Austin has established Bylaws for the operation of the Housing Authority of the City of Austin;

WHEREAS, to be in compliance with the Bylaws, the Housing Authority is to maintain a schedule of the Board of Commissioners meetings dates and times to be posted at the Housing Authority developments;

WHEREAS, a list of dates and times have been compiled for the 2023 calendar year to ensure a quorum;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Housing Authority Board of Commissioners approves and adopts the HACA Board Meeting Schedule for the 2023 calendar year.

PASSED, APPROVED AND ADOPTED this 7th day of December, 2022.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Housing Authority of the City of Austin

Established in 1937

Housing Authority of the City of Austin Board of Commissioners Regular Board Meetings for the Year 2023

Regular Board meetings are generally scheduled on the 3rd Thursday of each month to be held at the Central Office or at various housing development sites. The Annual Board meeting for 2023 has been moved to the 4th Thursday of March to avoid conflicts with Spring Break at area schools. The Board of Commissioners may reschedule a meeting date/time to ensure a quorum is met or to address an urgent matter on an “as needed basis.”

ALL BOARD MEETINGS WILL COMMENCE AT 12:00 P.M. *(or unless otherwise indicated by the Posting of the Meeting)*

DAY/DATE	TYPE OF MEETING	ADDRESS
Thursday, January 19	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH 35
Thursday, February 16	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, March 23	Annual Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, April 20	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, May 18	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, June 15 <i>*Optional</i>	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, July 20	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, August 17	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, September 21	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, October 19	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, November 16	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35
Thursday, December 21	Regular Board Meeting 12:00 PM	Central Office 1124 S. IH-35

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Please call (512) 477-4488, extension 2104 for information.

1124 S. IH 35, Austin, TX 78704 • 512.477.4488

2023 Conferences/Meetings			
January 8-13	NSCHA	HFA Institute	Washington, DC
January 19	HACA	Regular Meeting	
Jan 31-Feb 1	SWNAHRO	Winter Committee Meetings	Grapevine, TX
February 16	HACA	Regular Meeting	
March 6-8	NAHRO	Washington Conference	Washington, DC
March 8-10	NAHMA	Winter Conference	Washington, DC
March 11-18	AISD Spring Break		
March 23	HACA	Annual Meeting	
March 27-29	NSCHA	Legislative Conference	Washington, DC
March	CLPHA	Spring Meeting	Washington, DC
April 20	HACA	Regular Meeting	
April	SWAHMA	Spring Conference	
May 3-6	NALHFA	Annual Conference	Tampa, FL
May	CLPHA	Housing Is Summit	Washington, DC
May 18	HACA	Regular Meeting	
June 10-14	SHRM	Annual Conference	Las Vegas, NV
June 13-16	NCSHA	Housing Credit Connect	Seattle, WA
June 15	HACA	Optional Meeting	
June 21-23	NLHA	Annual Meeting	Washington, DC
June 27-29	SWNAHRO	Annual Conference	Albuquerque, NM
June	CLPHA	Summer Meeting	
July 20	HACA	Regular Meeting	
July 24-26	TAAHP	Annual Conference	Austin, TX
August 17	HACA	Regular Meeting	
September 21	HACA	Regular Meeting	
September (TBD)	SWAHMA	Annual Conference(s)	San Antonio, TX
September (TBD)	SWAHMA	Annual Conference(s)	Little Rock, AR
October 14-17	NCSHA	Annual Conference	Boston, MA
October 19	HACA	Regular Meeting	
October	CLPHA	Fall Meeting	
October 6-8	NAHRO	National Conference	New Orleans, LA
October 24-26	NAHMA	Fall Conference	Washington, DC
October (TBD)	NLHA	Fall Seminar	
November 16	HACA	Regular Meeting	
December 21	HACA	Regular Meeting	

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02771

ASSISTED HOUSING ITEM NO. 3.

MEETING DATE: December 7, 2022

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion and Possible Action Regarding Resolution No. 02771:
Approval of Revisions to the Housing Choice Voucher Administrative Plan

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02771 adopting revisions to the Housing Choice Voucher Administrative Plan. These revisions were discussed at the September 15, 2022 and October 20, 2022 Board Meetings.

SUMMARY

Background:

The Housing Choice Voucher (HCV) Administrative Plan is required by HUD. The Administrative Plan aims to establish policies for carrying out the program in a manner consistent with HUD requirements and local goals and objectives contained in HACA's agency plan. The Administrative Plan is a supporting document to HACA's agency plan and is available for public review as required by CFR 24 Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with HUD regulations.

The following summarizes the proposed changes to the HCV Administrative Plan:

Criminal Screening Criteria –

Revised Criminal Screening Criteria policy to include only federal mandatory denial language.

Deleted other permitted reasons for denial of assistance for criminal activity.

The reasons for the proposed change are outlined below:

- Allow broader access to those experiencing homelessness referred through coordinated entry;
- Align with local strategies for ending homelessness; and
- Advance racial equity.

Deleted Mainstream voucher program criminal background screening criteria as HUD's waiver expired. Regular HCV criminal background screening criteria will apply to Mainstream program.

Rent Increase policy - Changed rent increase policy to proposed increase effective per the current lease or month-to-month renewal effective date rather than reexamination effective date.

Reexaminations – Fixed income - Revised policy regarding clients with 90% or more fixed income to allow for the cost of living adjustments for fixed income every two years, with third-party verification of fixed income and non-fixed income every two years.

Reexaminations continued – custody documentation - Revised verification requirements for custody documentation of minors who are not head of household's children to allow for custodial affidavit or declaration from at least one of the parents authorizing the head of household to maintain custody of the minor.

Reexaminations - Interims - Revised interim reporting requirements to streamline processes, so families increases in income and assets are processed at the next annual reexaminations. The exception includes processing interim increases for families on zero income, families receiving earned income disallowance, and FSS participants requesting that the increase be processed.

Special Housing Types - Changed policy to permit the use of Single Room Occupancy (SROs) and manufactured homes as an approved special housing type. This policy change will expand affordable housing options to program participants.

Administrative Policies – Per Nan McKay revision service made several suggested changes to include the use of administrative fees to facilitate leasing, the ability to increase the VASH payment standard to 120% of the published fair market rents, and slight revisions to the repayment of debts owed and retention policy.

Project-based vouchers – Added language to project-base 50 units at Rosewood Courts. Also, to seek HUD approval to add 50 project-based voucher units to the Cady Loft HAP Contract without competition. The justification for this includes HACA's commitment to expanding housing opportunities to people experiencing homelessness, and Cady Lofts received a 9% low-income housing tax credit allocation. The 9% LIHTC allocation qualifies for the selection of a proposal subject to a previous competition under a federal, state, or local housing assistance program.

Revised the name of Texas Bungalows to Bungalows at Century Park

Added PBV tenant selection criteria for Balcones Terrace, Libertad Austin at Gardner, Candlewood Suites Hotel Conversion Project at Pecan Park, and Cady Lofts.

Special Purpose Vouchers - Added Special Purpose Vouchers Chapter 19 provide by Nan McKay revision service to clarify policies per federal requirements and local policies for the Family Unification (FUP), Foster Youth to Independence (FYI), Veterans Affairs Supportive Housing (VASH), Mainstream, and Non-Elderly Disabled (NED) programs.

Process:

Proposed changes to the Housing Choice Voucher (HCV) Administrative Plan went out for public comment for 30 days beginning on October 21, 2022, until November 21, 2022.

HACA held a public hearing and presentation to the Housing Choice Voucher Advisory Board on October 6, 2022, with five attending via video conference and two attending in person. Presentations were conducted on the changes to the HCV Administrative Plan that are included in the PHA Annual Plan, required changes to the FSS Action Plan, and the PHA Annual and Five Year Plans with focus on agency goals and progress towards those goals.

During the presentation, participants asked questions to further their understanding of the items discussed. However, no comments on proposed changes were provided.

Participants were advised of the deadline and manner to provide public comment if they chose to do so after the presentation.

Additionally, HACA held a public hearing on November 10, 2022. Five people attend including representatives from Black Leaders Collective, Austin Justice Coalition, Ending Community Homeless Coalition (ECHO), and Tomorrow's Promise Foundation. Attendees expressed support for the changes to

the criminal screening criteria.

The Reentry Round Table (RRT) sent a comment letter included as Attachment 3. Amendments were made to the proposed HCV Admin plan after reviewing and considering the RRT comments to include the following:

Added an initial statement before the mandatory denial language that clarifies that the policy aims to screen applicants fairly and in a manner that seeks to reduce barriers for persons with criminal histories.

Also, added language that HACA may consider admitting an applicant if the household member who currently engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by HACA or the household member who engaged in the drug-related criminal activity no longer lives in the household.

The Reentry Roundtable suggested that HACA clarify that it will not deny an applicant solely on the basis of an arrest, and this policy already exists as reflected on pages 78-79 of the HCV Administrative Plan (see attachment 2).

HACA also received over 50 emailed comment letters of support for the changes made to the criminal screening criteria, included in Attachment 4.

The proposed changes to the HCV Administrative Plan incorporate updates summarized in Attachment 1 and reflected in Attachment 2.

Staff Recommendation:

Staff is asking the Board of Commissioners' approval of revisions to HACA's Housing Choice Voucher Administrative Plan. Proposed revisions will go into effect upon approval and adoption.

ATTACHMENTS:

- ▣ **Attachment 1 HCV Admin Plan Summary of Changes**
- ▣ **Attachment 2 HCV Admin Plan proposed revisions**
- ▣ **Attachment 3 Reentry Roundtable Response**
- ▣ **Attachment 4 Emailed comment Letters**

RESOLUTION NO. 02771

**REVISIONS TO THE HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN**

WHEREAS, the Housing Authority of the City of Austin (HACA) is responsible for administering the Housing Choice Voucher Program; and

WHEREAS, the Housing Choice Voucher Program, as mandated by the Department of Housing and Urban Development (HUD), is required to adopt a Housing Choice Voucher Administrative Plan establishing its policies as required under federal regulations; and

WHEREAS, the Housing Authority of the City of Austin posted the proposed revisions to the HCV Administrative Plan for public comment beginning on October 21, 2022 and ending at 5:00 p.m. on November 21, 2022; and

WHEREAS, the Housing Authority of the City of Austin received written comments from over 50 community members and from the Reentry Roundtable. All comments were reviewed and considered; and

WHEREAS, The Housing Authority of the City of Austin's Housing Choice Voucher Program seeks to formally adopt the revised Housing Choice Voucher Administrative Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin's Board of Commissioners approves and adopts the revised Housing Choice Voucher Administrative Plan.

PASSED, APPROVED AND ADOPTED this 7th day of December, 2022.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

Section	Page Numbers	Summary of Changes Made in Admin Plan
Introduction	27	Added Reference to HUD Housing Choice Voucher Guidebook
3-III.B. Revised Criminal Screening Criteria	75	Revised Criminal Screening Criteria policy to include only federal mandatory denial language
	76-77	Deleted other permitted reasons for denial of assistance for criminal activity
	78	Deleted Mainstream voucher program criminal background screening criteria as HUD waiver expired
8.III.B. When Rent Reasonableness Determinations are Required (rent increases)	240	Changed rent increase policy to proposed increase effective in accordance with the current lease or month-to-month renewal effective date rather than reexamination effective date.
Chapter 11 Reexaminations – Fixed income	280-281	Revised policy regarding clients with 90% or more fixed income to allow for the cost of living adjustments for fixed income every 2 years, with third-party verification of fixed income and non-fixed income every two years.
Chapter 11 Reexaminations continued – custody documentation	286	Added language regarding verification of income for new family members as recommended per Nan McKay revision service
	287	Revised verification requirements for custody documentation of minors who are not head of household's children to allow for custodial affidavit or declaration from at least one of the parents authorizing the head of household to maintain custody of the minor.

Section	Page Numbers	Summary of Changes Made in Admin Plan
Chapter 11 Reexaminations continued – - Interims	292-294	<p>Revised interim reporting requirements to streamline processes so families report increases in income and assets at annual reexaminations.</p> <p>Cost of living adjustments and increase in earned income and assets calculated at the next reexamination.</p> <p>The exception includes processing interim increases for families on zero income, families receiving earned income disallowance, and FSS participants who request that the increase be processed.</p>
Chapter 15 Special Housing Types	346-362 346	<p>Revised Special Housing Type policies are recommended per Nan McKay's revision service.</p> <p>Revise policy to allow for Single Room Occupancy (SROs) and manufactured homes as approved special housing types.</p>
Chapter 16: Part I Administrative Fee Reserve	363-364	Added language per Nan McKay revision service per Notice PIH 2022-18 that allows administrative fees to facilitate successful leasing for the HCV program.
Chapter 16 – VASH exception payment standard	366	Added language per Nan Mc Kay revision service to allow PHAS to establish HUD VASH exception payment standard up to 120 percent of fair market rents.
Chapter 16 – Repayment for debts owned	390-394	Revised policy per Nan Mc Kay revision service for policies regarding family and owner repayment of debts owed to HACA.
Chapter 16 – Record Retention	401	Added policy per Nan Mc Kay revision service regarding required records retention policy.

Section	Page Numbers	Summary of Changes Made in Admin Plan
Chapter 17: Project-Based Voucher	428	Updated reference – per Nan Mc Kay revision service
	429, 441	Added project-based voucher policy regarding Family Unification and Family Youth to Independence vouchers as recommended per Nan Mc Kay revision service.
	432-433	Added language to project-base 50 vouchers for the redevelopment of Rosewood Courts. Also, revised PBV policy language for Chalmers East and West.
	456	Added language to seek HUD approval to add 50 project-based voucher units to the Cady Loft HAP Contract without competition. The justification for this includes HACA's commitment to expand housing opportunities to people experiencing homelessness and Cady Lofts received a 9% low income housing tax credit allocation. The 9% LIHTC allocation qualifies for selection of a proposal subject to a previous competition under a federal, state, or local housing assistance program.
	465	Revised statement PBV policy for Rosewood Courts to reflect 50 PBV units and revised the address.
	471-475	Added PBV Tenant selection criteria for Balcones Terrace, Libertad Austin at Gardner, Candlewood Suites Hotel Conversion Project at Pecan Park, and Cady Lofts.
Chapter 19 – Special Purpose Vouchers	511-577	Added Special Purpose Voucher chapter provide by Nan McKay revision service to clarify policies per federal requirements and local policies for the Family Unification (FUP), Foster Youth to Independence (FYI), Veterans Affairs Supportive Housing (VASH), Mainstream, and Non-Elderly Disabled (NED) programs.

In November 2019 HUD began issuing a new version of the HCV Guidebook chapter-by-chapter. Unlike the previous version of the HCV Guidebook in which chapters were numbered, the new version of the guidebook includes chapter names, but no numbers. As the new version of the guidebook has not yet been fully released, and since the previous version of the guidebook contains guidance not found in the new version, the model policy cites both versions of the guidebook. Therefore, where the HCV Guidebook is cited in the model policy, the citation will make a distinction between the “old” and “new” versions of the guidebook. The “old” version of the guidebook will continue to be cited as *HCV GB* with a chapter/page reference (example: *HCV GB*, p. 5-4). If HUD has also released a new chapter on the same topic with information that either adds new information or updates existing information from the previous guidebook, the new guidebook will be cited as *New HCV GB* with a chapter title and page reference (example: *New HCV GB, Payment Standards*, p. 11).

Abbreviations

Throughout the model administrative plan, abbreviations are used to designate certain documents in citations. The following is a table of abbreviations of documents cited in the model administrative plan.

Abbreviation	Document
CFR	Code of Federal Regulations
HCV GB	Housing Choice Voucher Program Guidebook (7420.10G), April 2001 .
HUD-50058 IB	HUD-50058 Instruction Booklet
RHIIP FAQs	Rental Housing Integrity Improvement Program (RHIIP) Frequently Asked Questions.
VG	PIH Notice 2004-01 Verification Guidance, March 9, 2004.
HB 4350.3	Occupancy Requirements of Subsidized Multifamily Housing Programs

Resources and Where to Find Them

Following is a list of resources helpful to HACA or referenced in the model administrative plan, and the online location of each.

Resources and Where to Find Them

Following is a list of resources helpful to the PHA or referenced in the model administrative plan, and the online location of each.

Document and Location

~~Revised December 16, 2021~~ Draft November 21, Sept 2022

Page27

Criminal Activity Screening Criteria [24 CFR 982.553]

This section outlines HACA's screening criteria when considering an applicant's history of criminal activity involving crimes of physical violence to persons or property and other criminal acts that would adversely affect the health, safety or welfare of other tenants.

HACA Policy

If any household member has been convicted of the following criminal activities, during the designated review (look back) period, the family will be denied admission. The designated review period commences as of the date of the criminal offense.

MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a)]

HACA aims to screen applicants fairly and in a manner that seeks to reduce barriers for persons with criminal histories.

HACA Policy

The following describes HACA's policy as it relates to HUD's mandatory denial language. Per 24 CFR 982.553 (a), HACA must prohibit admissions for the following reasons:

- 1) Any member of the household has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity.
 - a) HACA may consider admitting the applicant if the evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by HACA or;
 - b) The circumstances leading to eviction no longer exist (for example, the criminal household member has died or is imprisoned).
- 2) HACA determines that a household member is currently engaging in illegal use of a drug.
- 3) HACA determines that it has reasonable cause to believe that a household member's illegal drug use or a pattern of illegal drug use may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- 4) Any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing or any location.
- 5) Any member of the household is subject to a lifetime sex offender registration requirement under a state sex offender registration program or as required under

federal law. HACA will perform criminal history background checks necessary to determine whether any household member is subject to a lifetime sex offender registration requirement in the state where the housing is located and in other states where the household members are known to have resided.

As it relates to #2 above, currently engaged in the illegal use of a drug includes recent behavior within 12 months.

As it relates to #2 and #3 above, HACA may consider admitting the applicant if the household member who engaged in the drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by HACA or the household member who engaged in the drug-related criminal activity no longer lives in the household.

Any member of the household has been evicted from federally assisted housing in the last 3 years for drug related criminal activity or evicted from federally assisted housing for other reasons in the past 3 years.

HUD requires denial of any household member that has ever been convicted of drug related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing. In accordance with and furtherance of HUD's requirements, HACA will deny any household member that has ever been convicted of drug related criminal activity for the production or manufacture of methamphetamine in any location, not just federally assisted housing.

HUD requires denial of any household member subject to a lifetime sex offender registration requirement as required under federal law.

OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE FOR CRIMINAL ACTIVITY

If any household member has been convicted of any of the following criminal activities regardless of the date committed the family will be denied admission:

- ~~Capital murder~~
- ~~Murder~~
- ~~Rape or aggravated sexual assault~~
- ~~Arson~~
- ~~Indecency with a child~~
- ~~First degree felony injury to a child~~

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Five year review (look back) period

If any household member has a **felony conviction** for any of the following criminal activities, the family will be denied admission:

- ~~Manslaughter~~
- ~~Kidnapping, abduction, trafficking, smuggling~~

Three year review (look back) period

If any household member has a **felony conviction** for any of the following criminal activities, the family will be denied admission:

- ~~Assault, aggravated assault Use of Firearm Against a Person~~
- ~~Terroristic threat~~
- ~~Crimes involving explosives~~
- ~~Robbery related offenses~~
- ~~Burglary of a habitation~~
- ~~Drug related offenses for manufacture, distribution, or possession with intent to distribute~~
- ~~Fraud committed against a government entity~~

One year review (look back) period

If any household member has been convicted of the following criminal activities, the family will be denied admission:

- ~~Non forcible sex offences—felony conviction~~
- ~~Destruction/Damage/Vandalism of Property—felony conviction~~
- ~~Theft stolen property or fraud committed against a non-government entity—felony conviction~~
- ~~Prostitution related offences—felony conviction~~
- ~~Stalking—felony conviction~~
- ~~Drug possession—felony conviction~~

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Mainstream Voucher program alternative Criminal Background screening criteriaHACA Policy

As outlined in PIH Notice 2020-22, PHAs are required to apply the same criminal background screening process to all HCV participants. However, HUD encourages PHAs to use Mainstream vouchers to prevent, prepare for, and respond to coronavirus. In Austin, there is a critical need to find long-term solutions for those transitioning out of institutional settings; rapid rehousing or emergency temporary housing into permanent supportive housing. PIH Notice 2020-22, allows PHAs to establish, as an alternative screening requirement for applicants for Mainstream vouchers, which are distinct from those in place for the HCV program. HACA must still comply with the statutory requirements to determine if applicants are subject to lifetime sex offender registration requirements and comply with the other mandatory screening and denial requirements outlined in 42 U.S.C. 13661 and 982.553 (a).

In order to help provide housing solutions to non-elderly disabled individuals and families experiencing homelessness and in an effort to respond to the coronavirus, HACA will apply an alternative criminal screening requirements for Mainstream Voucher wait list applicants, as defined below, as long as the waiver is approved by HUD. At the time the HUD waiver expires, HACA will follow the regular HCV criminal screening criteria for Mainstream Voucher applicants.

This alternative Mainstream Voucher screening criteria includes denials for applicants for the following reasons:

- 1) Any member of the household has been evicted from federally assisted housing in the last 3 years for drug related criminal activity.
- 2) Denial of any household member that has ever been convicted of drug related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing.
- 3) Denial of any household member subject to a lifetime sex offender registration requirement as required under federal law.
- 4) HACA determines that a household member is currently illegally using a controlled substance or such household member's illegal use (or pattern of illegal use) of a controlled substance, or abuse (or pattern of abuse) of alcohol, is determined by HACA to interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

HACA will not deny an application solely on the basis of an arrest. If, however, HACA receives arrest information for a disqualifying activity, in addition to a prior conviction within a respective look-back period, it may take that arrest into consideration in making a decision with regard to an applicant's assistance. Additional information may be considered, if available,

including police reports, statements, disposition of criminal charges such as abandonment, plea, dismissal, prosecution or acquittal, and any other evidence relevant to determining whether or not the applicant engaged in the disqualifying activity. In sum, any evidence of criminal conduct will be considered if it indicates a demonstrable risk to safety of residents and/or property.

Individualized Assessment

In making its decision to deny assistance, HACA will consider the criminal background discussed in Sections 3-III.E and 3-III.F, on an individual and case-by-case basis taking into consideration the nature and gravity of the offense and any other mitigating factors known and available. Upon consideration of such factors, HACA may, on a case-by-case basis, decide not to deny assistance.

Previous Behavior in Assisted Housing [24 CFR 982.552 c]

HUD authorizes HACA to deny admission based on relevant information pertaining to the family's previous behavior in assisted housing.

In the event of the receipt of unfavorable information with respect to an applicant, HACA must consider the time, nature and extent of the applicant's conduct (including the seriousness of the offense). As discussed in Section 3-III.F, HACA may also need to consider whether the cause of the unfavorable information may be that the applicant is the victim of domestic violence, dating violence or stalking.

HACA Policy

HACA will deny admission to an applicant family for the following reasons.

- 1) If the head of household, spouse, or co-head owes rent or other amounts to HACA or any other PHA in connection with Section 8 or other public housing assistance under the 1937 Act. Any amounts owed to HACA or other federally subsidized programs will have to be repaid by the applicant before Admissions approval. There is a four-year statute of limitations that ends the latter of:
 - a) Four years from the date the debt became delinquent, or
 - b) Four years from the date the final payment would have been due if a repayment agreement was signed by the former tenant.

HACA will not deny admissions if the head or co-head are moving from the HACA Project Based Rental Assistance (PBRA) program to the HACA Section 8 program (or vice versa) and are in compliance with their HACA repayment agreements. Compliance with a repayment agreement requires at least two on-time, monthly payments.

- 2) Misrepresented or does not provide complete information related to eligibility, including income, award of preferences for admission, expenses, family composition or rent.
- 3) Any family member has committed fraud, bribery or any other corrupt or criminal

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have been corrected.

HACA Policy

After the initial occupancy period, the owner may request a rent adjustment.

For rent increase requests after initial lease-up, HACA may request owners to provide information about the rents charged for other units on the premises. In evaluating the proposed rents in comparison to other units on the premises, HACA will consider unit size and length of tenancy in the other units.

Owners are required to request rent increases in writing through the method determined by HACA. HACA will determine whether the rent increase is reasonable and notify the owner in writing. HACA will process only one rent increase in a 12 month period.

Effective dates for rent increases will be determined as follows:

~~If the request is received 60 to 180 days before the annual recertification effective date, the rent increase will be made effective with the next annual recertification.~~

~~If the request is received less than 60 days before the annual recertification date, the rent increase will go into effect on the first of the month following the 60 day period after the owner requests the rent increase.~~

~~A. The owner will provide HACA with the proposed effective date of rent change in accordance with the current lease effective date in effect or the current month-to-month renewal arrangement.~~

~~B. Rent change requests received at least 60-days prior to the proposed effective date will be effective with the proposed effective date.~~

~~C. Rent change requests received less than 60-days prior to the proposed effective date will be effective 60 days after HACA receives the rent increase requested date and then on the 1st of the following month.~~

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PHA- and HUD-Initiated Rent Reasonableness Determinations

HUD requires HACA to make a determination of rent reasonableness (even if the owner has not requested a change) if there is a 10 percent decrease in the fair market rent that goes into effect at least 60 days before the contract anniversary date. HUD also may direct HACA to make a determination at any other time. HACA may decide that a new determination of rent reasonableness is needed at any time.

HACA Policy

In addition to the instances described above, HACA will make a determination of rent reasonableness at any time after the initial occupancy period if: (1) HACA determines that the initial rent reasonableness determination was in error or (2) HACA determines that the information provided by the owner about the unit or other units on the same premises was incorrect.

sources.

Two streamlining options are available, depending upon the percentage of the family's income that is received from fixed sources. If at least 90 percent of the family's income is from fixed sources, the PHA may streamline the verification of fixed income and may choose whether to verify non-fixed income amounts in years where no fixed-income review is required. If the family receives less than 90 percent of its income from fixed sources, the PHA may streamline the verification of fixed income and must verify non-fixed income annually.

HACA Policy for Fixed Income Families

Fixed Income Sources: A fixed income source includes periodic payment at reasonably predictable levels from one or more of the following sources:

- a) Social Security, Supplemental Security Income, Supplemental Disability Insurance;
 - b) Federal, state, local, or private pension plans; and
 - c) Annuities or other retirement benefits programs, insurance policies, disability or death benefits, or other similar types of periodic receipts.
1. Verifying cost of living (COLA) or interest rate - HACA will verify COLA or current interest rate from a public source or through tenant-provided, the third party generated documentation. HACA will document any fixed source of income and the applicable COLA or interest adjustment for each fixed source of income in the tenant file.
 2. For any family with at least 90 percent of the family's income from fixed sources, HACA will streamline the verification of fixed income and non-fixed income. The following policy applies.
 - a) Third-party verification of all income sources will be obtained during the intake process and at least once every two years thereafter.
 - b) Fixed Income –HACA will apply the cost of living adjustment (COLA) or current interest rate to the previously verified income.
 - c) Non-fixed income – HACA will use the previous year's calculation. However, HACA will review and follow up on discrepancies regarding income sources in EIV.
 - d) Assets and Deductions – HACA will complete verification and the calculation of assets and deductions as required for non-fixed income households.
 - e) Application of current utility allowance and payment standard will occur annually at the reexamination.
 - f) If a family member with a fixed or non-fixed income source is added to the household, HACA will use third-party verification of all new income amounts for that family member.
 3. HACA will obtain third-party verification of all income sources every two years
 4. For households that receive less than 90 percent of the family's income from fixed sources, third-party verification of non-fixed income will be obtained annually, and third-party verification of fixed income will be obtained every two years.

~~HACA will streamline the annual reexamination process by applying the verified COLA or interest rate to fixed income sources. HACA will document in the file how the determination that a source of income was fixed was made. Third party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter.~~

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~~If a family member with a fixed source of income is added, HACA will use third party verification of all income amounts for that family member.~~

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~~If verification of the COLA or rate of interest is not available, HACA will obtain third party verification of income amounts.~~

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~~Third party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter.~~

~~Third party verification of non fixed income will be obtained annually regardless of the percentage of family income received from fixed sources.~~

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11-I.C. SCHEDULING ANNUAL REEXAMINATIONS

HACA must establish a policy to ensure that the annual reexamination for each family is completed *within* a 12-month period, and may require reexaminations more frequently [HCV GB p. 12-1].

HACA Policy

HACA will schedule annual reexaminations to coincide with the family's anniversary date. HACA will begin the annual reexamination process approximately 90-120 days in advance of its scheduled effective date.

Anniversary date is defined as 12 months from the effective date of the family's last annual reexamination or, during a family's first year in the program, from the effective date of the family's initial examination (admission).

If the family moves to a new unit, HACA will perform a new annual reexamination, and the anniversary date will change based on the new lease effective date.

HACA may also schedule an annual reexamination for completion prior to the anniversary date for administrative purposes.

Notification of and Participation in the Annual Reexamination Process

HACA is required to obtain the information needed to conduct annual reexaminations. How that information will be collected is left to the discretion of HACA. However, PHAs should give tenants who were not provided the opportunity the option to complete Form HUD-92006 at this

dictate what kinds of information about changes in family circumstances must be reported, and under what circumstances HACA must process interim reexaminations to reflect those changes. HUD regulations also permit HACA to conduct interim reexaminations of income or family composition at any time. When an interim reexamination is conducted, only those factors that have changed are verified and adjusted [HCV GB, p. 12-10].

In addition to specifying what information the family must report, HUD regulations permit the family to request an interim determination if other aspects of the family's income or composition changes. HACA must complete the interim reexamination within a reasonable time after the family's request.

This part includes HUD and PHA policies describing what changes families are required to report, what changes families may choose to report, and how HACA will process both PHA- and family-initiated interim reexaminations.

11-ILB. CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION

The family is required to report all changes in family composition. HACA must adopt policies prescribing when and under what conditions the family must report changes in income and family composition. However, due to family obligations under the program, HACA has limited discretion in this area.

HACA Policy

HACA will conduct interim reexaminations to account for any changes in household composition that occur between annual reexaminations. All changes in family composition must be reported in writing within 30 days from the date of occurrence. The participant must complete an update form and provide necessary documentations to support the change.

New Family Members Not Requiring Approval

The addition of a family member as a result of birth, adoption, or court-awarded custody does not require PHA approval. However, the family is required to promptly notify HACA of the addition [24 CFR 982.551(h)(2)].

HACA Policy

The family must inform HACA in writing of the birth, adoption or court-awarded custody of a child within 30 calendar days.

New Family and Household Members Requiring Approval

With the exception of children who join the family as a result of birth, adoption, or court-awarded custody, a family must request PHA approval to add a new family member [24 CFR 982.551(h)(2)] or other household member (live-in aide or foster child) [24 CFR 982.551(h)(4)].

Although the PHA must verify aspects of program eligibility when any new family member is added, the Streamlining Final Rule removed the requirement that PHAs conduct a reexamination of income whenever a new family member is added. The PHA may state in policy that an income reexamination will be conducted.

~~When any new family member is added, HACA must make appropriate adjustments in the family share of the rent and the HAP payment at the effective date of either the annual or interim reexamination [24 CFR 982.516(e)(2)].~~

If a change in family size causes a violation of Housing Quality Standards (HQS) space standards (see Chapter 8), HACA must issue the family a new voucher, and the family and PHA must try to find an acceptable unit as soon as possible. If an acceptable unit is available for rental by the family, HACA must terminate the HAP contract in accordance with its terms [24 CFR 982.403].

HACA Policy

Families must request HACA's approval to add a new family member, live-in aide, foster child, foster adult, or any person not on the lease who is expected to stay in the unit for more than 30 consecutive days, or 60 cumulative days, within a twelve- month period, and therefore no longer qualifies as a "guest." Requests must be made in writing and approved by HACA prior to the individual moving into the unit.

All requests to add household members must be in writing and approved by HACA and the owner/manager of the dwelling unit. Each Prospective household member 17 years of age or older is required to provide

Consent to release criminal background information or an original D.P.S. Criminal History Report no older than 60 calendar days.

An original Social Security Card, birth certificate, citizenship verification and income verification.

A valid picture I.D. for all add-ons 16 years or older.

Custody documentation for minors who are not head of household's children:

- (1) A court order establishing custody; or
- (2) Proof that the adult is receiving income for the child; or
- (3) Records from the school or medical records which establish the unit as the child's residence; or
- (4) Records from a non-profit or government agency providing services to the child which establish the unit as the child's residence; or
- (5) A custodial affidavit or unsworn declaration from at least one of the parents authorizing the head of household to maintain custody of the minor; ~~or and one of the documents from items identified in 1-4 above; or~~
- (6) Records or a letter from the Texas Department of Family and Regulatory Services indicating current placement of the child with the head of household when the child is a blood relative of the head of household.

HACA will conduct an interim to downgrade or upgrade to the proper bedroom size.

Family-Initiated Interim Reexaminations

HACA must adopt policies prescribing when and under what conditions the family must report changes in family income or expenses [24 CFR 982.516(c)]. In addition, HUD regulations require that the family be permitted to obtain an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 982.516(b)(2)].

Reporting Requirements for Changes in income and family composition

HACA Policy

Required Reporting

The family is required to report the following in writing within 30 calendar days from the date of occurrence.

1. If the family is on zero income, the family must report any changes in income, regardless of the amount.
2. ~~Families are required to report new earned income and new sources of unearned income within 30 days from the date of occurrence.~~
3. All changes in family composition must be reported in writing within 30 days from the date of occurrence.
4. ~~If the family is reporting a decrease in income, they must also report any increases in income, which have occurred.~~

Not required to report

The family is not required to report the following until the next annual re-examination.

1. Cost of living adjustments to recipients of Social Security, TANF and Veteran Assistance or increased amounts of other unearned income.
2. ~~2. Families are not required to report increases in current earned income sources and/or increases in assets between annual reexaminations.~~
~~Families are required to report new earned income and new sources of unearned income within 30 days from the date of occurrence.~~
3. ~~3.~~

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Optional Reporting Requirements

1. FSS participants may request rent increases be processed to increase the escrow account.

11-ILD. PROCESSING THE INTERIM REEXAMINATION

Method of Reporting

HACA Policy

The participant must complete an update form and provide necessary information to support the change. The participant must submit any required information or documents within 14 calendar days of receiving a request from HACA. This timeframe may be

extended for good cause with HACA approval. HACA will accept required documentation by mail, email, fax, the on-line certification portal or in person. When all necessary verification is complete, the housing eligibility specialist will complete a Rent Change Notice reflecting the change in rent portions and the effective date. A notice will be sent to the family and owner. Generally, the family will not be required to attend an interview for an interim reexamination. However, if HACA determines that an interview is warranted, the family may be required to attend.

Effective Dates

HACA must establish the timeframes in which any changes that result from an interim reexamination will take effect [24 CFR 982.516(d)]. The changes may be applied either retroactively or prospectively, depending on whether there is to be an increase or a decrease in the family share of the rent, and whether the family reported any required information within the required time frames [HCV GB, p. 12-10].

HACA Policy

If the family share of the rent is to increase:

When the change is reported in a timely manner (within 30 calendar days from the effective date of the income increase), the family will be given a 30-day notice prior to the first of the month for any increase in tenant rent.

All interim increases will be processed at the next annual re-examination.

This includes:

Cost of living adjustments to recipients of Social Security or SSI, Welfare and Veterans Assistance or increased amounts of other current unearned income will be calculated at the next annual re-examination.

Increases in assets will be calculated at the next re-examination.

Increases in ~~current~~ earned income will be calculated at the next re-examination. ~~(i.e. increase in pay rate or hours worked).~~

The following will be processed as interims between re-examinations:

Interims as a result of Earned Income Disallowance (EID)

For families receiving the Earned Income Disallowance (EID), HACA will conduct an interim re-examination at the start and conclusion of the 24-month eligibility period.

Zero Income

Interim increases, regardless of the amount, will be processed when current household income is zero.

FSS Participant

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Interim increases for FSS participants will be processed upon request.

~~Cost of living adjustments to recipients of Social Security or SSI, Welfare and Veterans Assistance or increased amounts of other current unearned income will be calculated at the next annual re-examination.~~

~~Increases in assets will be calculated at the next re-examination.~~

~~Increases in current earned income will be calculated at the next re-examination (i.e. increase in pay rate or hours worked).~~

~~Interim increases will be processed as a result of new earned income or new unearned income if the increase is greater than \$600.00 a month or equal to or greater than \$7,200 annually.~~

~~Monthly income increases that total less than \$600.00 a month or less than \$7,200 annually will be calculated at the next re-examination.~~

~~Interim increases, regardless of the amount, will be processed when current household income is zero.~~

~~If a family reports an increase in income within 4 months of their next annual re-examination, HACA will include the interim change at the annual re-examination.~~

If HACA experiences a change in HCV administrative fees or staffing, the Vice President of Assisted Housing, with the approval of the President and CEO, has the discretion to make changes regarding the procedures to process interim increases by providing a written notice to staff outlining which interim increases will be processed and when to process interims.

In the event an increase in income was not reported in a timely manner, HACA may:

Retroactively establish the correct Housing Assistance Payment and require the tenant to repay any amounts owed to HACA for the period they earned higher income but did not report;

Terminate the participant from the program for willful intent to commit fraud; or

Report the violation to the HUD Office of Inspector General and or local authorities for prosecution.

The family will be responsible for any overpaid subsidy and may be offered a repayment agreement in accordance with the policies in Chapter 14 and 16.

If the family share of the rent is to decrease:

Changes will be made only after the tenant reports the change in writing by completing

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families to use a particular housing type. No special funding is provided for special housing types.

HACA Policy

HACA will permit the use of Single Room Occupancy (SROs) and manufactured homes as an approved special housing type. Families will not be permitted to use other any special housing types, unless use is needed as a reasonable accommodation so that the program is readily accessible to a person with disabilities.

Special housing types include single room occupancy (SRO), congregate housing, group homes, shared housing, cooperative housing, manufactured homes where the family owns the home and leases the space, and homeownership [24 CFR 982.601]. A single unit cannot be designated as more than one type of special housing. The PHA cannot give preference to households that wish to live in any of these types of housing and cannot require households to select any of these types of housing [New HCV GB, Special Housing Types, p. 3].

This chapter consists of the following seven parts. Each part contains a description of the housing type and any special requirements associated with it. Except as modified by this chapter, the general requirements of the HCV program apply to special housing types.

Part I: Single Room

Occupancy Part II:

Congregate Housing Part

III: Group Homes

Part IV: Shared Housing

Part V: Cooperative Housing

Part VI: Manufactured Homes (including manufactured home space rental) Part VII: Homeownership

PART I: SINGLE ROOM OCCUPANCY

[24 CFR 982.602 through 982.605; Form HUD-52641; New HCV GB, Special Housing Types, p. 4]

15-1.A. OVERVIEW

A single room occupancy (SRO) unit provides living and sleeping space for the exclusive use of the occupant but requires the occupant to share sanitary and/or food preparation

facilities with others. More than one person may not occupy an SRO unit. HCV regulations do not limit the

number of units in an SRO facility, but the size of a facility may be limited by local ordinances.

When providing HCV assistance in an SRO unit, a separate lease and HAP contract are executed for each assisted person, and the standard form of the HAP contract is used. [\(form HUD-52641\)](#) with the special housing type specified in Part A of the HAP contract, as follows: “This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: [Single room occupancy \(SRO\) housing.](#)”

15-I.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION

The payment standard for SRO housing is 75 percent of the 0-bedroom payment standard amount on HACA’s payment standard schedule.

The utility allowance for an assisted person residing in SRO housing is 75 percent of the zero bedroom utility allowance.

The HAP for an assisted occupant in an SRO facility is the lower of the SRO payment standard amount minus the TTP or the gross rent for the unit minus the TTP.

15-I.C. HOUSING QUALITY STANDARDS (HQS)

[HQS requirements described in Chapter 8 apply to SRO housing except that sanitary facilities, and space and security characteristics must meet local code standards for SRO housing. In the absence of applicable local code standards for SRO housing, the following standards apply:](#)~~HQS requirements described in Chapter 8 apply to SRO housing except as modified below.~~

Access: Access doors to the SRO unit must have working locks for privacy. The occupant must be able to access the unit without going through any other unit. Each unit must have immediate access to two or more approved means of exit from the building, appropriately marked and leading to safe and open space at ground level. The SRO unit must also have any other means of exit required by State or local law.

Fire Safety: All SRO facilities must have a sprinkler system that protects major spaces. “Major spaces” are defined as hallways, [large](#) common areas, and any other areas specified in local fire, building, or safety codes. SROs must also have hard-wired smoke detectors, and any other fire and safety equipment required by state or local law.

Sanitary facilities and space and security standards must meet local code requirements for SRO housing. In the absence of local code standards the requirements discussed below apply [24 CFR 982.605].

Sanitary Facilities: At least one flush toilet that can be used in privacy, a lavatory basin, and a bathtub or shower in proper operating condition must be provided for each six

persons (or fewer) residing in the SRO facility. If the SRO units are leased only to ~~males~~, flush urinals may be substituted for up to one half of the required number of toilets. Sanitary facilities must be reasonably accessible from a common hall or passageway to all persons sharing them; and may not be located more than one floor above or below the SRO unit. They may not be located below grade unless the SRO units are located on that level.

Space and Security: An SRO unit must contain at least 110 square feet of floor space, and at least four square feet of closet space with an unobstructed height of at least five feet, for use by the occupant. If the closet space is less than four square feet, the habitable floor space in the SRO unit must be increased by the amount of the deficiency. Exterior doors and windows accessible from outside the SRO unit must be lockable.

Because no children live in SRO housing, the housing quality standards applicable to lead-based paint do not apply.

PART II: CONGREGATE HOUSING

[24 CFR 982.606 through 982.609; Form HUD-52641; New HCV GB, Special Housing Types, p. 6]

15-II.A. OVERVIEW

Congregate housing is intended for use by elderly persons or persons with disabilities. A congregate housing facility contains a shared central kitchen and dining area and a private living area for the individual household that includes at least a living room, bedroom and bathroom. Food service for residents must be provided.

If approved by HACA, a family member or live-in aide may reside with the elderly person or person with disabilities. HACA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

When providing HCV assistance in congregate housing, a separate lease and HAP contract are executed for each assisted family. ~~and~~ the standard form of the HAP contract is used. (form HUD-52641) with the special housing type specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: Congregate housing."

15-II.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION

The payment standard for an individual unit in a congregate housing facility is based on the number of rooms in the private living area for the assisted family. If there is only one room in the unit (not including the bathroom or the kitchen, if a kitchen is provided), HACA must use the payment standard for a 0- bedroom unit. If the unit has two or more rooms (other than the bathroom and the kitchen), HACA must use the 1-bedroom payment standard.

The HAP for an assisted occupant in a congregate housing facility is the lower of the applicable payment standard minus the TTP or the gross rent for the unit minus the TTP.

The gross rent for the unit for the purpose of calculating HCV assistance is the shelter portion (including utilities) of the resident's monthly housing expense only. The residents' costs for food service should not be included in the rent for a congregate housing unit.

15-II.C. HOUSING QUALITY STANDARDS

HQS requirements as described in Chapter 8 apply to congregate housing except for the requirements stated below.

Congregate housing must have ~~(1)~~ a refrigerator of appropriate size in the private living area of each resident, ~~(2)~~ a central kitchen and dining facilities located within the premises and accessible to the residents, and ~~(3)~~ food service for the residents, that is not provided by the residents themselves.

The congregate housing must contain adequate facilities and services for the sanitary disposal of food waste and refuse, including facilities for temporary storage where necessary.

The housing quality standards applicable to lead-based paint do not apply unless a child under the age of six is expected to reside in the unit.

~~The housing quality standards applicable to lead-based paint do not apply.~~

PART III: GROUP HOME

[24 CFR 982.610 through 982.614; Form HUD-52641; ~~and~~ New HCV GB, Special Housing Types, p. 8] ~~p. 7-4~~

[24 CFR 982.610 through 982.614 and HCV GB p. 7-4]

15-III.A. OVERVIEW

A group home is a state approved, licensed, certified, or otherwise approved in writing by the state facility intended for occupancy by elderly persons and/or persons with disabilities. Except for live-in aides, all persons living in a group home, whether assisted or not, must be elderly persons or persons with disabilities. Persons living in a group home must not require continuous medical or nursing care.

A group home consists of bedrooms for residents, which can be shared by no more than two people, and a living room, kitchen, dining area, bathroom, and other appropriate social, recreational, or community space that may be shared with other residents.

No more than 12 persons may reside in a group home including assisted and unassisted residents and any live-in aides.

If approved by HACA, a live-in aide may live in the group home with a person with disabilities. HACA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

When providing HCV assistance in a group home, a separate lease and HAP contract is executed for each assisted family, ~~and the standard form of the HAP contract is used. (form HUD-52641);~~ with the special housing type specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: Group home."

15-III.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION

Unless there is a live-in aide, the family unit size (voucher size) for an assisted occupant of a group home must be 0- or 1-bedroom, ~~depending on HACA's subsidy standard.~~ If there is a live-in aide, the aide must be counted in determining the household's unit size.

The payment standard used to calculate the HAP is the lower of the payment standard for the family unit size or the prorated share of the payment standard for the group home size. The prorated share is calculated by dividing the number of persons in the assisted household by the number of persons (assisted and unassisted) living in the group home. The number of persons in the assisted household equals one assisted person plus any PHA-approved live-in aide.

The HAP for an assisted occupant in a group home is the lower of the payment standard minus the TTP or the gross rent minus the TTP.

The utility allowance for an assisted occupant in a group home is the prorated ~~and~~ share of the family unit size to the utility allowance for the group home.

The rents paid for participants residing in group homes are subject to generally applicable standards for rent reasonableness. The rent for an assisted person must not exceed the prorated portion of the reasonable rent for the group home. In determining reasonable rent, HACA ~~must~~should consider whether sanitary facilities and facilities for food preparation and service are common facilities or private facilities.

15-III.C. HOUSING QUALITY STANDARDS

The entire unit must comply with HQS requirements described in Chapter 8, -apply to group homes-except for the requirements stated below.

HQS requirements described in Chapter 8 apply to group homes except for the requirements stated below.

Sanitary Facilities: A group home must have at least one bathroom in the facility, with a flush toilet that can be used in privacy, a fixed basin with hot and cold running water, and a shower or bathtub with hot and cold running water. A group home may contain private or

common bathrooms. However, no more than four residents can be required to share a bathroom.

Food Preparation and Service: Group home units must contain a kitchen and dining area with adequate space to store, prepare, and serve food. The facilities for food preparation and service may be private or may be shared by the residents. The kitchen must contain a range, an oven, a refrigerator, and a sink with hot and cold running water. The sink must drain into an approvable public or private disposal system.

- *Space and Security:* Group homes must contain at least one bedroom of appropriate size for every two people, and a living room, kitchen, dining area, bathroom, and other appropriate social, recreational, or community space that may be shared with other residents. Doors and windows accessible from outside the unit must be lockable.

Structure and Material: To avoid any threat to the health and safety of the residents, group homes must be structurally sound. Elevators must be in good condition. Group homes must be accessible to and usable by residents with disabilities.

Site and Neighborhood: Group homes must be located in a residential setting. The site and neighborhood should be reasonably free from disturbing noises and reverberations, and other hazards to the health, safety, and general welfare of the residents, and should not be subject to serious adverse conditions, such as:

- Dangerous walks or steps
- Instability
- Flooding, poor drainage
- Septic tank back-ups
- Sewage hazards
- Mud slides
- Abnormal air pollution
- Smoke or dust
- Excessive noise
- Vibrations or vehicular traffic
- Excessive accumulations of trash
- Vermin or rodent infestation, and
- Fire hazards.

The housing quality standards applicable to lead-based paint do not apply unless a child under the age of six is expected to reside in the unit.

~~The housing quality standards applicable to lead-based paint do not apply.~~

PART IV: SHARED HOUSING

[24 CFR 982.615 through 982.618]; [Form HUD-52641](#); Notice PIH 2021-05;
[New HCV GB, *Special Housing Types*, p. 11\]](#)

15-IV.A. OVERVIEW

[Families in markets with tight rental conditions or with a prevalence of single-family housing may determine a shared housing living arrangement to be a useful way to secure affordable housing. PHAs offering shared housing as a housing solution may also experienced some reduction in the average per-unit-cost \(PUC\) paid on behalf of assisted families.](#)

[Shared housing is a single housing unit occupied by an assisted family and another resident or residents. The unit may be a house or an apartment. The shared unit consists of both common space for use by the occupants of the unit and separate private space for each assisted family.](#)

[An assisted family may share a unit with other persons assisted under the HCV program or with other unassisted persons.](#)

[Shared housing may be offered in a number of ways, including for-profit co-living \(such as a boarding house, single bedroom with common living room/kitchen/dining room\) run by a private company \[Notice PIH 2021-05\].](#)

[The owner of a shared housing unit may reside in the unit, but housing assistance may not be paid on behalf of the owner. The resident owner may not be related by blood or marriage to the assisted family.](#)

[If approved by the PHA, a live-in aide may reside with the family to care for a person with disabilities. The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.](#)

[When shared housing is offered as a housing option, HUD encourages PHAs to consider ways in which the families may be assisted in finding shared housing, including for-profit shared housing matching \(such as roommates or single-family homes\) and online sites that charge a fee for their matching services, or nonprofit shared housing matching services. HUD further encourages PHAs to include information about this housing possibility in the family's voucher briefing.](#)

[PHAs should be aware of potential local legal barriers to HCV participants using shared housing, which can create additional obstacles for shared housing:](#)

- [Municipalities may have occupancy limits for the number of unrelated persons who may share a housing unit.](#)
- [Local zoning codes for single family housing may restrict occupancy in certain areas to households whose family members are related by blood.](#)

PHAs should work with local jurisdictions to find solutions that encourage affordable housing and are consistent with the Fair Housing Act, Title VI, and other federal, state, and local fair housing laws. PHAs should inform HUD if they encounter barriers to shared housing that may conflict with fair housing laws.

When providing HCV assistance in shared housing, a separate lease and HAP contract are executed for each assisted family. ~~T, and the standard form of the HAP contract is used-~~ (form HUD-52641) with the special housing type specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: Shared housing."

~~Shared housing is a single housing unit occupied by an assisted family and another resident or residents. The shared unit consists of both common space for use by the occupants of the unit and separate private space for each assisted family.~~

~~An assisted family may share a unit with other persons assisted under the HCV program or with other unassisted persons. The owner of a shared housing unit may reside in the unit, but housing assistance may not be paid on behalf of the owner. The resident owner may not be related by blood or marriage to the assisted family.~~

~~If approved by HACA, a live-in aide may reside with the family to care for a person with disabilities. HACA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.~~

~~When providing HCV assistance in shared housing, a separate lease and HAP contract are executed for each assisted family, and the standard form of the HAP contract is used.~~

15-IV.B. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION

The payment standard for a family in shared housing is the lower of the payment standard for the family unit size (voucher size) or the prorated share of the payment standard for the shared housing unit size.

The prorata share is calculated by dividing the number of bedrooms available for occupancy by the assisted family in the private, non-shared space by the total number of bedrooms in the unit.

Example: Family holds a two-bedroom voucher.

Shared housing unit size: bedrooms available to assisted family = 2

Total bedrooms in the unit: 3

2 Bedrooms for assisted family

÷ 3 Bedrooms in the unit

.667 pro-rata share

2 BR payment standard: \$1200

3 BR payment standard: \$1695 \times .667 (pro-rata share) = \$1131 \$1131 is
lower than the \$1200 payment standard for the 2 BR family unit size \$1131 is
the payment standard used to calculate the HAP

The HAP for a family in shared housing is the lower of the payment standard minus the TTP or
the gross rent minus the TTP.

The utility allowance for an assisted family living in shared housing is the ~~lower of the utility allowance for the family unit size (voucher size) or the~~ prorata share of the utility allowance for the shared housing unit.

Example: A family holds a 2-bedroom voucher. The family decides to occupy 3 out of 4 bedrooms available in the unit.

The utility allowance for a 4-bedroom unit equals \$200

The utility allowance for a 2-bedroom unit equals \$100

The prorata share of the utility allowance is \$150 (3/4 of \$200)

The PHA will use the 2-bedroom utility allowance of \$100.

The rents paid for families living in shared housing are subject to generally applicable standards for rent reasonableness. The rent paid to the owner for the assisted family must not exceed the pro-rata portion of the reasonable rent for the shared unit. In determining reasonable rent, the PHA ~~should~~ may consider whether sanitary and food preparation areas are private or shared.

The prorated share is calculated by dividing the number of bedrooms available for occupancy by the assisted family in the private space by the total number of bedrooms in the unit.

The HAP for a family in shared housing is the lower of the payment standard minus the TTP or the gross rent minus the TTP. The utility allowance for an assisted family living in shared housing is the lower of the utility allowance for the family unit size (voucher size) or the prorata share of the utility allowance for the shared housing unit.

Example: A family holds a 2-bedroom voucher. The family decides to occupy 3 out of 4 bedrooms available in the unit.
 The utility allowance for a 4-bedroom unit equals \$200
 The utility allowance for a 2-bedroom unit equals \$100
 The prorata share of the utility allowance is \$150 (3/4 of \$200)
 The PHA will use the 2-bedroom utility allowance of \$100.

The rents paid for families living in shared housing are subject to generally applicable standards for rent reasonableness. The rent paid to the owner for the assisted family must not exceed the prorated portion of the reasonable rent for the shared unit. In determining reasonable rent, HACA should consider whether sanitary and food preparation areas are private or shared.

15-IV.C. HOUSING QUALITY STANDARDS

HACA may not give approval to reside in shared housing unless the entire unit, including the portion of the unit available for use by the assisted family under its lease, meets the housing quality standards.

HQS requirements described in Chapter 8 apply to shared housing except for the requirements stated below.

Facilities Available for the Family: Facilities available to the assisted family, whether shared or private, must include a living room, a bathroom, and food preparation and refuse disposal facilities.

Space and Security: The entire unit must provide adequate space and security for all assisted and unassisted residents. The private space for each assisted family must contain at least one bedroom for each two persons in the family. The number of bedrooms in the private space of an assisted family must not be less than the family unit size (voucher size). A 0-bedroom or 1-bedroom unit may not be used for shared housing.

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PART V: COOPERATIVE HOUSING

[24 CFR 982.619]

15-V.A. OVERVIEW

This part applies to rental assistance for a cooperative member residing in cooperative housing. It does not apply to assistance for a cooperative member who has purchased membership under the HCV homeownership option, or to rental assistance for a family that leases a cooperative housing unit from a cooperative member.

A cooperative is a form of ownership (nonprofit corporation or association) in which the residents purchase memberships in the ownership entity. Rather than being charged “rent” a cooperative member is charged a “carrying charge.”

The monthly carrying charge includes the member’s share of the cooperative debt service, operating expenses, and necessary payments to cooperative reserve funds. It does not include down payments or other payments to purchase the cooperative unit or to amortize a loan made to the family for this purpose.

The occupancy agreement or lease and other appropriate documents must provide that the monthly carrying charge is subject to Section 8 limitations on rent to owner, and the rent must be reasonable as compared to comparable unassisted units.

When providing HCV assistance in cooperative housing, the standard form of the HAP contract is used, with the special housing type specified in Part A of the HAP contract, as follows: “This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: Cooperative housing.”

~~When providing HCV assistance in cooperative housing, the standard form of the HAP contract is used.~~

15-V.B. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION

The payment standard and utility allowance are determined according to regular HCV program requirements.

The HAP for a cooperative housing unit is the lower of the payment standard minus the TTP or the gross rent (monthly carrying charge for the unit, plus any utility allowance), minus the TTP. The monthly carrying charge includes the member’s share of the cooperative debt service, operating expenses, and necessary payments to cooperative reserve funds. The carrying charge does not include

down payments or other payments to purchase the cooperative unit or to amortize a loan made to the family for this purpose.

15-V.C. HOUSING QUALITY STANDARDS

~~Revised December 16, 2021~~ Draft November 21, Sept 2022

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All standard HQS requirements apply to cooperative housing units. There are no additional HQS requirements. The PHA remedies described in 24 CFR 982.404 do not apply. Rather, if the unit and premises are not maintained in accordance with HQS, the PHA may exercise all available remedies regardless of whether the family or cooperative is responsible for the breach of HQS.

No housing assistance payment can be made unless unit meets HQS and the defect is corrected within the period as specified by the PHA and the PHA verifies correction (see Chapter 8).

In addition to regular breaches of HQS, breaches of HQS by the family include failure to perform any maintenance for which the family is responsible in accordance with the terms of the cooperative occupancy agreement [HCV GB].

PART VI: MANUFACTURED HOMES

[24 CFR 982.620 through 982.624; FR Notice 1/18/17; New HCV GB, Special Housing Types, p. 15]

15-VI.A. OVERVIEW

A manufactured home is a manufactured structure, transportable in one or more parts that is built on a permanent chassis, and designed for use as a principal place of residence. HCV- assisted families may occupy manufactured homes in three different ways.

(1) ~~(4)~~ A family can choose to rent a manufactured home already installed on a space and HACA must permit it. In this instance program rules are the same as when a family rents any other residential housing, except that there are special HQS requirements as provided in 15-VI.D below.

(2) A family can purchase a manufactured home under the Housing Choice Voucher Homeownership program.

(3) HUD also permits an otherwise eligible family that owns a manufactured home to rent a space for the manufactured home and receive HCV assistance with the rent for the space as well as certain other housing expenses. PHAs may, but are not required to, provide assistance for such families.

15-VI.B. SPECIAL REQUIREMENTS POLICIES FOR MANUFACTURED HOME OWNERS WHO LEASE A SPACE

Family Income

In determining the annual income of families leasing manufactured home spaces, the value of the family's equity in the manufactured home in which the family resides is not counted as a family asset.

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Lease and HAP Contract

There is a designated ~~separate~~ HAP Contract (form HUD-52642) and designated Tenancy Addendum (form HUD 52642-Aa) ~~and separate HAP Contract (Form 52642)~~ for this special housing type.

~~There is a separate Tenancy Addendum (Form 52642-a) and separate HAP Contract (Form 52642) for this special housing type.~~

15-VI.C. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION [FR Notice 1/18/17]

Payment Standards

The PHA payment standard for manufactured homes is determined in accordance with 24 CFR 982.505 and is the payment standard used for the PHA's HCV program. It is based on the applicable FMR for the area in which the manufactured home space is located.

The payment standard for the family is the lower of the family unit size (voucher size) or the payment standard for the number of bedrooms in the manufactured home.

Utility Allowance

HACA must establish utility allowances for manufactured home space rental. For the first 12 months of the initial lease term only, the allowance must include an amount for a utility hook-up charge if the family actually incurred a hook-up charge because of a move. This allowance will not be given to a family that leases in place. Utility allowances for manufactured home space must not include the costs of digging a well or installing a septic system.

If the amount of the monthly assistance payment for a family exceeds the monthly rent for the manufactured home space (including the owner's monthly management and maintenance charges), the PHA may pay the remainder to the family, lender, or utility company.

Space Rent

The rent for the manufactured home space (including other eligible housing expenses) is the total of:

- The rent charged for the manufactured home space;
- Owner maintenance and management charges for the space;
- The monthly payments made by the family to amortize the cost of purchasing the manufactured home, including any required insurance and property taxes; and

- The applicable allowance for tenant-paid utilities

Amortization Costs

The monthly payment made by the family to amortize the cost of purchasing the manufactured home is the debt service established at the time of application to a lender for financing the purchase of the manufactured home if monthly payments are still being made. Any increase in debt service due to refinancing after purchase of the home may not be included in the amortization cost. Debt service for set-up charges incurred by a family may be included in the monthly amortization payments made by the family. In addition, set-up charges incurred before the family became an assisted family may be included in the amortization cost if monthly payments are still being made to amortize the charges.

Housing Assistance Payment

The HAP for a manufactured home space under the housing choice voucher program is the lower of the payment standard minus the TTP or the manufactured home space rent (including other eligible housing expenses) minus the TTP.

Rent Reasonableness

Initially, and at least annually thereafter HACA must determine that the rent for the manufactured home space is reasonable based on rents for comparable manufactured home spaces. HACA must consider the location and size of the space, and any services and maintenance to be provided by the owner. By accepting the monthly housing assistance payment ~~HAP check~~, the owner of the manufactured home space certifies that the rent does not exceed rents charged by the owner for comparable unassisted spaces in the same ~~m~~Manufactured h~~Home~~ ~~p~~Park or elsewhere.

If requested by the PHA, the owner must give the PHA information on rents charged by the owner for other manufactured home spaces.

15-VI.D. HOUSING QUALITY STANDARDS

Under either type of occupancy described in 15-VI.A above, the manufactured home must meet all HQS performance requirements and acceptability criteria discussed in Chapter 8 of this plan. In addition, the following requirement applies:

Manufactured Home Tie-Down

A manufactured home must be placed on the site in a stable manner, and must be free from hazards such as sliding or wind damage. The home must be securely anchored by a tie-down

device that distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist overturning and sliding.

PART VII: HOMEOWNERSHIP

[24 CFR 982.625 through 982.643]

15-VII.A. OVERVIEW [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. HACA must have the capacity to operate a successful HCV homeownership program as defined by the regulations.

There are two forms of homeownership assistance described in the regulations: monthly homeownership assistance payments and single down payment assistance grant. However, PHAs may not offer down payment assistance until and unless funding is allocated by Congress. Since this has not yet happened, only monthly homeownership assistance may be offered.

The PHA may choose not to offer homeownership assistance. However HACA must offer homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. It is the sole responsibility of HACA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. HACA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability. HACA may determine that it is not reasonable to offer homeownership assistance as a reasonable accommodation in cases where HACA has otherwise opted not to implement a homeownership program.

HACA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

HACA Policy

HACA has opted not to operate a monthly homeownership assistance payments program. A single down payment assistance grant is offered through Austin Affordable Housing's down payment assistance program.

CHAPTER 16 PROGRAM ADMINISTRATION INTRODUCTION

This chapter discusses administrative policies and practices that are relevant to the activities covered in this plan. The policies are discussed in seven parts as described below:

Part I: Administrative Fee Reserve This part describes HACA's policies with regard to oversight of expenditures from its administrative fee reserve.

Part II: Setting Program Standards and Schedules This part describes what payment standards are, and how they are updated, as well as how utility allowances are established and revised.

Part III: Informal Reviews and Hearings This part outlines the requirements and procedures for informal reviews and hearings, and for informal hearings regarding citizenship status.

Part IV: Owner or Family Debts to HACA This part describes policies for recovery of monies that HACA has overpaid on behalf of families, or to owners, and describes the circumstances under which HACA will offer repayment agreements to owners and families. Also discussed are the consequences for failure to make payments in accordance with a repayment agreement.

Part V: Section 8 Management Assessment Program (SEMAP) This part describes what the SEMAP scores represent, how they are established, and how those scores affect HACA.

Part VI: Record-Keeping All aspects of the program involve certain types of record-keeping. This part outlines the privacy rights of applicants and participants and record retention policies HACA will follow.

Part VII: Reporting and Record Keeping for Children with Environmental Intervention Blood Lead Level This part describes HACA's responsibilities for reporting, data collection, and record keeping relative to children with environmental intervention blood lead levels that are less than six years of age, and are receiving HCV assistance.

Part VIII: Determination of Insufficient Funding This part describes HACA's policies for determining if there is sufficient funding to issue vouchers, to approve moves to higher cost units or areas, and to continue assistance for all participant families.

Part IX: Violence against Women Act (VAWA): Notification, Documentation, Confidentiality This part contains key terms used in VAWA and describes requirements related to notifying families and owners about their rights and responsibilities under VAWA; requesting documentation from victims of domestic violence, dating violence, sexual assault and stalking; and maintaining the confidentiality of information obtained from victims.

PART I: ADMINISTRATIVE FEE RESERVE [24 CFR 982.155]

HACA will maintain administrative fee reserves, or unrestricted net position (UNP) for the program to pay program administrative expenses in excess of administrative fees paid by HUD for a PHA fiscal year. HUD appropriations acts beginning with FFY 2004 have specified that administrative fee funding may be used only for activities related to the provision of HCV assistance, including related development activities. [Notice PIH 2012-9] cites two examples of related development activities: unit modification for accessibility purposes and development of project-based voucher units. The notice makes clear that other activities may also qualify as related development activities. Administrative fees that remain in the UNP account from funding provided prior to 2004 may be used for "other housing purposes permitted by state and local law," in accordance with [24 CFR 982.155(b)(1)].

In addition, as specified in Notice PIH 2022-18, PHAs may use administrative fee funding for both administrative and "other expenses" needed to employ strategies and undertake activities beyond regular administrative responsibilities to facilitate the successful leasing and use of housing choice vouchers by families, such as through the use of security deposit assistance and

[landlord recruitment and incentive payments, among other allowable expenses specified in the notice. PHAs are also permitted to use UNP for these expenses \[Notice PIH 2022-18\].](#)

If a PHA has not adequately administered its HCV program, HUD may prohibit use of funds in the UNP Account and may direct the PHA to use funds in that account to improve administration of the program, for HCV HAP expenses, or to reimburse ineligible expenses in accordance with the regulation at [24 CFR 982.155(b)(3)].

HUD requires the PHA Board of Commissioners or other authorized officials to establish the maximum amount that may be charged against the UNP account without specific approval.

HACA Policy

Expenditures from the UNP account will be made in accordance with all applicable federal requirements. Expenditures will not exceed \$10,000 per occurrence without the prior approval of the PHA's Board of Commissioners.

PART II: SETTING PROGRAM STANDARDS AND SCHEDULES

16-II.A. OVERVIEW

Although many of the program's requirements are established centrally by HUD, the HCV program's regulations recognize that some flexibility is required to allow HACA to adapt the program to local conditions. This part discusses how HACA establishes and updates certain schedules and standards that are used to administer the program locally. Details about how these schedules are applied to individual families are provided in other chapters. The schedules and standards discussed here include:

Payment Standards, which dictate the maximum subsidy a family can receive (application of the payment standards is discussed in Chapter 6); and

Utility Allowances, which specify how a family's payment should be adjusted to account for tenant-paid utilities (application of utility allowances is discussed in Chapter 6).

HACA Policy

Copies of the payment standard and utility allowance schedules are available for review in HACA's offices during normal business hours.

Families, owners, and members of the public may submit written comments on the schedules discussed in this part, at any time, for consideration during the next revision cycle.

HACA will maintain documentation to support its annual review of payment standards and utility allowance schedules. This documentation will be retained for at least 3 years.

Establishing and updating the PHA passbook rate, which is used to calculate imputed income from assets, is covered in Chapter 6 (see Section 6-I.G.).

16-IL.B. PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]

The payment standard sets the maximum subsidy payment a family can receive from HACA each month [24 CFR 982.505(a)]. Payment standards are based on fair market rents (FMRs) published annually by HUD. FMRs are set at a percentile within the rent distribution of standard quality rental housing units in each FMR area. For most jurisdictions FMRs are set at the 40th percentile of rents in the market area.

HACA must establish a payment standard schedule that establishes payment standard amounts for each FMR area within HACA's jurisdiction, and for each unit size within each of the FMR areas. For each unit size, HACA may establish a single payment standard amount for the whole FMR area, or may set different payment standards for different parts of the FMR area. Unless HUD grants an exception, HACA is required to establish a payment standard within a "basic range" established by HUD – between 90 and 110 percent of the published FMR for each unit size.

Updating Payment Standards

When HUD updates its FMRs, HACA must update its payment standards if the standards are no longer within the basic range [24 CFR 982.503(b)]. HUD may require HACA to make further adjustments if it determines that rent burdens for assisted families in HACA's jurisdiction are unacceptably high [24 CFR 982.503(g)].

HACA Policy

HACA will review the appropriateness of the payment standards on an annual basis when the new FMRs are published, and at other times as determined necessary. In addition to ensuring the payment standards are always within the "basic range" HACA will consider the following factors when determining whether an adjustment should be made to the payment standard schedule:

Funding Availability: HACA will review the budget to determine the impact projected subsidy adjustments will have on funding available for the program and the number of families served.

Average rental amounts for unassisted units – HACA will review the average rental amounts from HACA's available units list and Multiple Listing Service for leased units.

Lease-up Time and Success Rate: HACA ~~may will~~ consider the percentage of families that are unable to locate suitable housing before the voucher expires and whether families are leaving the jurisdiction to find affordable housing.

Any changes to payment standard amounts will be approved by the Board of Commissioners and the effective date will be provided in writing to staff and

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program participants.

Exception Payment Standards [24 CFR 982.503(c)(5), Notice PIH 2018-01:]
FR Notice 9/27/21

A non-SAFMR PHA may establish an exception payment standard for a zip code area of up to and including 110 percent of the SAFMR determined by HUD for that zip code area. Regardless of the level of the exception payment standard compared to the metropolitan area FMRs (MAFMRs), the PHA must send an email to SAFMRs@hud.gov to notify HUD that it has adopted an exception payment standard based on the SAFMR. A PHA that adopts an exception payment standard pursuant to this authority must apply it to the entire ZIP code area, for both its HCV, and if applicable, its PBV program. For the PBV program, this means that the rent to owner may not exceed the new exception payment standard amount, provided the rent is still reasonable. A PHA that adopts an exception payment standard area must revise its briefing materials to make families aware of the exception payment standard and the area that it covers.

In addition, HUD allows PHAs to establish a HUD-Veterans Affairs Supportive Housing (HUD-VASH) exception payment standard. PHAs may go up to but no higher than 120 percent of the FMR or SAFMR specifically for VASH families. PHAs who want to establish a VASH exception payment standard over 120 percent must still request a waiver from HUD (See Section 19-III.E.).

Voluntary Use of Small Area FMRs [24 CFR 982.503, Notice PIH 2018-01]

PHAs that administer vouchers in a metropolitan area where the adoption of SAFMRs is not required may request approval from HUD to voluntarily adopt SAFMRs. SAFMRs may be voluntarily adopted for one or more zip code areas.

HACA Policy

HACA will not voluntarily adopt the use of SAFMRs except to establish exception payment standards in certain zip code areas.

Unit-by-Unit Exceptions [24 CFR 982.503, 24 CFR 982.505(d), Notice PIH 2010-26, Streamlining Rule 3/8/2016 and Notice PIH 2016-05]

Unit-by-unit exceptions to HACA's payment standards are generally not permitted. However, an exception may be made as a reasonable accommodation for a family that includes a person with disabilities. (See Chapter 2 for a discussion of reasonable accommodations.) This type of exception does not affect HACA's payment standard schedule.

When needed as a reasonable accommodation, the PHA may make an exception to the payment standard without HUD approval if the exception amount does not exceed 120 percent of the applicable FMR for the unit size [24 CFR 982.503(b)]. The PHA may request HUD approval for

Retention of Documents [24 CFR 5.514(h)]

HACA must retain for a minimum of 5 years the following documents that may have been submitted to HACA by the family, or provided to HACA as part of the USCIS appeal or HACA informal hearing process:

- The application for assistance;
- Form completed by the family for income reexamination;
- Photocopies of any original documents, including original USCIS documents;
- Signed verification consent form;
- USCIS verification results;
- Request for a USCIS appeal;
- Final USCIS determination;
- Request for an informal hearing; and
- Final informal hearing decision

PART IV: OWNER OR FAMILY DEBTS TO HACA**16-IV.A. OVERVIEW**

PHAs are required to include in the administrative plan, policies concerning repayment by a family of amounts owed to HACA [24 CFR 982.54]. If the family breaches an agreement with the PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA, the PHA, at its discretion, may offer a family the opportunity to enter an agreement to pay amounts owed to a PHA or amounts paid to an owner by a PHA. The PHA may prescribe the terms of the agreement [24 CFR 982.552(c)(1)(vii). This part describes HACA's policies for recovery of monies that have been overpaid on behalf of families, or to owners.

HACA Policy

When an action or inaction of an owner or participant results in the overpayment of housing assistance, HACA holds the owner or participant liable to return any overpayments to HACA.

HACA will enter into repayment agreements in accordance with the policies contained in this part as a means to recover overpayments.

When an owner or participant refuses to repay monies owed to HACA, HACA will utilize other available collection alternatives, including, but not limited to, the following:

Collection agencies

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[Small claims court](#)

[Civil law suit](#)

[State income tax set-off program](#)

16-IV.B. REPAYMENT POLICY

Owner Debts to HACA

HACA Policy

Any amount due to HACA by an owner must be repaid by the owner within 30 days of HACA's determination of the debt.

If the owner fails to repay the debt within the required time frame and is entitled to future HAP payments, HACA will reduce the future HAP payments by the amount owed until the debt is paid in full.

If the owner is not entitled to future HAP payments, HACA will offer to enter into a repayment agreement in accordance with the policies below.

If the owner refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, HACA will ban the owner from future participation in the program and pursue other modes of collection ~~if:~~

including, but not limited to, the following:

[Collection agencies](#)

[Small claims court](#)

[Civil lawsuit](#)

[State income tax set-off program](#)

Family Debts to HACA

Families are required to reimburse the PHA if they were charged less rent than required because the family either underreported or failed to report income. PHAs are required to determine retroactive rent amounts as far back as the PHA has documentation of family unreported income [Notice PIH 2018-18].

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HACA Policy

Any amount due to HACA by an HCV participant must be repaid by the family. If the family is unable to repay the debt within 30 days, HACA may offer to enter into a repayment agreement in accordance with the policies below.

If the family refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, HACA will terminate the assistance in accordance with the policies in Chapter 12 and pursue other modes of collection, including, but not limited to, the following:

Collection agencies

Small claims court

Civil lawsuit

State income tax set-off program

Repayment Agreement [24 CFR 792.103]

The term *repayment agreement* refers to a formal document signed by a tenant or owner and provided to HACA in which a tenant or owner acknowledges a debt in a specific amount and agrees to repay the amount due at specific time periods.

Repayment Agreement Guidelines

Payment Thresholds

Notice PIH ~~2018-18~~~~2017-12~~ recommends that the total amount that a family must pay each month—the family’s monthly share of rent plus the monthly debt repayment amount—should not exceed 40 percent of the family’s monthly adjusted income. However, a family may already be paying 40 per cent or more of its monthly adjusted income in rent. Moreover, Notice PIH ~~2018-18~~~~2017-12~~ acknowledges that PHAs have the discretion to establish “thresholds and

policies” for repayment agreements with families [24 CFR 982.552(c)(1)(vii)].

HACA Policy

For fraud cases, any amounts owed in the amount of more than \$5,000, HACA will not enter into repayment agreement, unless approval is granted by the Vice President of Assisted Housing. HACA may pursue termination of assistance and refer the case to HUD’s Office of Inspector General for prosecution.

For all balances owed under HACA’s established threshold, repayment timeframes will be established as listed below:

Amounts between \$4,000 and \$5,000 must be repaid within 48 months.

Amounts between \$3,000 and \$3,999 must be repaid within 36 months.

Amounts between \$2,000 and \$2,999 must be repaid within 24 months.

Amounts between \$1,000 and \$1,999 must be repaid within 18 months.

Amounts between \$500 and \$999 must be repaid within 12 months.

Amounts under \$500 must have a minimum monthly payment of \$50 and cannot exceed 12 months.

Exceptions to this schedule may be made at the discretion of the Vice President of Assisted Housing.

Execution of the Agreement

All repayment agreements must be in writing, dated, and signed by both the family and the PHA [Notice PIH 2018-18].

HACA Policy

The head of household and spouse/co-head (if applicable) must sign the repayment agreement.

Due Dates

HACA Policy

All payments are due by the close of business on the 5th day of the month. If the 5th does not fall on a business day, the due date is the close of business on the first business day after the 5th.

Non-Payment

HACA Policy

If the family fails to make any payment as required by the terms set forth within the repayment agreement, HACA retains the right to demand immediate payment of the remaining unpaid balance. If the family fails to make payment of the full balance, it will be considered a breach of the agreement and HACA will terminate tenancy in

accordance with the policies in Chapter 12.

No Offer of Repayment Agreement

HACA Policy

HACA will not enter into a new repayment agreement if there is already a current repayment agreement in place with the family, or the amounts owed by the family exceed the Federal or State threshold for criminal prosecution and/or HACA's established threshold under fraud cases.

Repayment Agreement Terms Involving Improper Payments

All repayment agreements must be in writing, dated, signed by both the family and the PHA, include the total retroactive rent amount owed, any amount of lump sum payment made at time of execution, if applicable, and the monthly repayment amount. Notice PIH 2017-12/2018-18 requires certain provisions, at a minimum, to be included in any repayment agreement involving amounts owed by a family because it underreported or failed to report income:

Notice PIH 2017-12 requires certain provisions to be included in any repayment agreement involving amounts owed by a family because it underreported or failed to report income:

- A reference to the items in the family briefing packet that state the family's obligation to provide true and complete information at every reexamination and the grounds on which the PHA may terminate assistance because of a family's action or failure to act
- A statement clarifying that each month the family not only must pay to the PHA the monthly payment amount specified in the agreement but must also pay to the owner the family's monthly share of the rent to owner
- A statement that the terms of the repayment agreement may be renegotiated if the family's income decreases or increases
- A statement that late or missed payments constitute default of the repayment agreement and may result in termination of assistance.

PART V: SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)

16-V.A. OVERVIEW

The Section 8 Management Assessment Program (SEMAP) is a tool that allows HUD to measure PHA performance in key areas to ensure program integrity and accountability. SEMAP scores translate into a rating for each PHA as high performing, standard, or troubled. Scores on individual SEMAP indicators, as well as overall SEMAP ratings, can affect HACA in several ways.

High-performing PHAs can be given a competitive advantage under notices of funding availability [24 CFR 985.103].

16-VI.B. RECORD RETENTION [24 CFR 982.158; 24 CFR 908.101]

During the term of each assisted lease, and for at least three years thereafter, the PHA must keep:

- A copy of the executed lease;
- The HAP contract; and
- The application from the family.

In addition, the PHA must keep the following records for at least three years:

- Records that provide income, racial, ethnic, gender, and disability status data on program applicants and participants;
- An application from each ineligible family and notice that the applicant is not eligible;
- HUD-required reports;
- Unit inspection reports;
- Lead-based paint records as required by 24 CFR 35, Subpart B.
- Accounts and other records supporting PHA budget and financial statements for the program;
- Records to document the basis for PHA determination that rent to owner is a reasonable rent (initially and during the term of a HAP contract); and
- Other records specified by HUD.
- The PHA must keep the last three years of the Form HUD-50058 and supporting documentation during the term of each assisted lease, and for a period of at least three years from the end of participation (EOP) date [24 CFR 908.101].
- The PHA must maintain Enterprise Income Verification (EIV) system Income Reports in the tenant file for the duration of the tenancy but for a period not to exceed three years from the EOP date [Notice PIH 2018-18].
-
- Notice PIH 2014-20 requires PHAs to keep records of all complaints, investigations, notices, and corrective actions related to violations of the Fair Housing Act or the equal access final rule.

If an informal hearing to establish a family's citizenship status is held, longer retention requirements apply for some types of documents. For specific requirements, see Section 16- III.D., Retention of Documents.

16-VI.C. RECORDS MANAGEMENT

PHAs must maintain applicant and participant files and information in accordance with the regulatory requirements described below.

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receive under this program.

PART I: GENERAL REQUIREMENTS

17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]

The project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to take up to 20 percent of its authorized units and attach the funding to specific units rather than using it for tenant-based assistance [24 CFR 983.6]. PHAs may only operate a PBV program if doing so is consistent with the PHA's Annual Plan, and the goal of deconcentrating poverty and expanding housing and economic opportunities [42 U.S.C. 1437f(o)(13)].

HACA Policy

HACA will operate a project-based voucher program as outlined in this chapter.

PBV assistance may be attached to existing housing or newly constructed or rehabilitated housing [24 CFR 983.52]. If PBV units are already selected for project-based assistance either under an agreement to enter into HAP Contract (Agreement) or a HAP contract, the PHA is not required to reduce the number of these units if the amount of budget authority is subsequently reduced. However, the PHA is responsible for determining the amount of budget authority that is available for project-based vouchers and ensuring that the amount of assistance that is attached to units is within the amounts available under the ACC, regardless of whether the PHA has vouchers available for project-basing [FR Notice 1/18/17].

Additional Project-Based Units [FR Notice 1/18/17; Notice PIH 2017-2; ~~1~~ FR Notice 1/24/22]

The PHA may project-base an additional 10 percent of its units above the 20 percent program limit. The units may be distributed among one, all, or a combination of the categories as long as the total number of units does not exceed the 10 percent cap. ~~Units qualify under this exception if the units:~~

For units under a HAP contract that was first executed on or after April 18, 2017, units qualify under this exception if the units:

- Are specifically made available to house individuals and families that meet the definition of homeless under section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302) and contained in the Continuum of Care Interim Rule at 24 CFR 578.3.
- Are specifically made available to house families that are comprised of or include a veteran.

- *Veteran* means an individual who has served in the United States Armed Forces.
- Provide supportive housing to persons with disabilities or elderly persons as defined in 24 CFR 5.403.
- Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year Estimates. Only units that are under a HAP contract that was first executed on or after April 18, 2017, may be covered by the 10 percent exception.
 - [PBV units that house eligible youth receiving FUPY/FYI assistance are also covered by this 10 percent exception authority if the units are under a HAP contract that became effective after December 27, 2020, and if the unit is occupied by an eligible youth receiving FUPY/FYI assistance. FYI TPVs that were awarded under Notice PIH 2019-20 are not part of this exception since PHAs are prohibited from project-basing FYI TPVs. Units added after December 27, 2020, through an amendment of a HAP contract that became effective after December 27, 2020, are eligible for this 10 percent exception authority. In contrast, units added after December 27, 2020, through an amendment of a HAP contract that became effective on or prior to December 27, 2020, are not eligible for this 10 percent exception authority \[FR Notice 1/24/22\]. See Chapter 19 for policies specific to project-basing FUPY vouchers.](#)

HACA Policy

HACA may project-base up to an additional 10 percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirements.

Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17]

PBV units under the RAD program and HUD-VASH PBV set-aside vouchers do not count toward the 20 percent limitation when PBV assistance is attached to them.

In addition, units that were previously subject to certain federal rent restrictions or were receiving another type of long-term housing subsidy provided by HUD are not subject to the cap. The unit must be covered under a PBV HAP contract that first became effective on or after April 18, 2017.

HACA Policy

HACA may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements.

17-I.B. TENANT-BASED VS. PROJECT-BASED VOUCHER ASSISTANCE

- If the PHA is planning rehabilitation or new construction on the project, a minimum threshold of \$25,000 per unit in hard costs must be expended.
- If the PHA plans to replace public housing by attaching PBV assistance to existing housing in which the PHA has an ownership interest or control, then the \$25,000 per unit minimum threshold does not apply as long as the existing housing substantially complies with HQS.
- The PHA must include in the administrative plan what work it plans to do on the property or site and how many PBV units will be added to the site.
- *Ownership interest* means that the PHA or its officers, employees, or agents are in an entity that holds any direct or indirect interest in the building, including, but not limited to an interest as: titleholder; lessee; stockholder; member, or general or limited partner; or a member of a limited liability corporation.

HACA Policy

HACA is currently undertaking a complete redevelopment and expansion of its Rosewood Courts public housing property in east Austin. In accordance with HUD requirements, this redevelopment and expansion will exceed the required minimum of \$25,000 in per unit hard costs. This property is a high priority for HACA – it is in an area of expanding opportunity that is rapidly gentrifying and where there is a significant need for additional affordable housing to meet the needs of current residents of the area and others moving to Austin.

This redevelopment contemplates the new construction of approximately 184 multi-family units with modern, energy efficient appliances and amenities, which will replace 17 of the existing 25 buildings on the site. HACA and AAHC also recognize the historic significance of the property and as such the redevelopment also contemplates a robust historic preservation component consisting of the restoration of eight existing buildings. The redevelopment plan will significantly improve the quality of life for the residents of Rosewood Courts East and allow AAHC to provide more affordable housing by moderately increasing density. Additionally, the redevelopment will include an opportunity for homeownership for approximately 12 low income families. HACA may elect to project-base vouchers not to exceed 50 units.

Residents of Rosewood Courts will have the first right to return to the newly rebuilt Pathways at Rosewood Courts. During construction, Rosewood Courts residents will be supported with comprehensive relocation assistance, ensuring each household's needs are accounted for and are offered options that minimize having to leave their immediate neighborhood. It is anticipated that nearby HACA properties will also be a viable relocation option for families while Rosewood is being rebuilt.

HACA has determined that the placement of project-based Housing Choice Vouchers will significantly benefit HACA's ability to meet its mission of serving the lowest income persons in our community, including seniors, persons with disabilities, transitioning homeless, and families with children.

HACA is currently undertaking a complete redevelopment and expansion of its Chalmers Courts public housing property in east Austin. In accordance with HUD requirements, this redevelopment and expansion will exceed the required minimum of \$25,000 in per unit hard costs. This property is a high priority for HACA – it is in an area of expanding opportunity that is rapidly gentrifying and where there is a significant need for additional affordable housing to meet the needs of current residents of the area and others moving to Austin. The first phase of the redevelopment is the construction of 86 new affordable housing units south of the existing Chalmers Courts site (Chalmers South). ~~HACA may elect to project-based 42 regular vouchers and 8 VASH vouchers at Chalmers East not to exceed 43 units at Chalmers South or no more than half of the total units at Chalmers South.~~ HACA will project-base 42 regular vouchers and 8 VASH vouchers at Chalmers West. Once complete, HACA will relocate residents from either the east or west side of the existing Chalmers Courts site, minimizing displacement and disruption to families. A redevelopment will then begin on either the east or west side of the site. ~~The exact order of redevelopment is dependent on the financing tools which ultimately will be available, including use of the Low Income Housing Tax Credit program.~~

The east side and west side redevelopments of Chalmers Courts will involve the construction of approximately 160 units on each side. Once fully completed, the new Chalmers Courts – south, west and east – will total approximately 400 units, significantly helping address Austin's affordable housing needs.

HACA has determined that the placement of project-based Housing Choice Vouchers, as well as the placement of a to-be-determined number of project-based HUD VASH vouchers, will significantly benefit HACA's ability to meet its mission of serving the lowest income persons in our community, including seniors, persons with disabilities, transitioning homeless, and families with children.

Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)]

PHA procedures for selecting PBV proposals must be designed and actually operated to provide broad public notice of the opportunity to offer PBV proposals for consideration by the PHA. The public notice procedures may include publication of the public notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice. The public notice of the PHA request for PBV proposals must specify the submission deadline. Detailed application and selection information must be provided at the request of interested parties.

HACA will seek HUD approval to add 50 Project-based voucher units to the Cady Loft HAP Contract without competition. The justification for this is described below:

- 1) HACA's commitment to expand housing opportunities to vulnerable persons experiencing homelessness who struggle to locate affordable housing in the Austin rental market.
- 2) Cady Lofts received a 9% Low Income Housing Tax Credit (LIHTC) allocation. This qualifies for selection of proposal subject to previous competition under a federal, state, or local housing assistance program. Cady Loft's proposal was selected in accordance with the LIHTC competitive selection requirements within 3 years of the PBV proposal selection date, and the earlier competitively selected housing assistance proposal did not involve any consideration that the project would receive additional PBV assistance.

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17-V.D. HAP CONTRACT YEAR, ANNIVERSARY AND EXPIRATION DATES [24 CFR 983.207(b) and 983.302(e)]

The HAP contract year is the period of 12 calendar months preceding each annual anniversary of the HAP contract during the HAP contract term. The initial contract year is calculated from the first day of the first calendar month of the HAP contract term.

The annual anniversary of the HAP contract is the first day of the first calendar month after the end of the preceding contract year.

There is a single annual anniversary and expiration date for all units under a particular HAP contract, even in cases where contract units are placed under the HAP contract in stages (on different dates) or units are added by amendment. The anniversary and expiration dates for all units coincide with the dates for the contract units that were originally placed under contract.

17-V.E. OWNER RESPONSIBILITIES UNDER THE HAP CONTRACT [24 CFR 983.210]

When the owner executes the HAP contract s/he certifies that at such execution and at all times during the term of the HAP contract:

- All contract units are in good condition and the owner is maintaining the premises and contract units in accordance with HQS;
- The owner is providing all services, maintenance, equipment and utilities as agreed to under the HAP contract and the leases;

HUD-VASH Operating Requirements.**Forty-two (42) regular Project-based Vouchers**

HACA will use the same selection preferences that are used for the HCV tenant-base voucher program for the 42 regular PBV units.

Applicants on the Housing Choice Voucher programs tenant-base waiting list will be added to Pathways at Chalmers Court West project-based voucher waiting list. If the Housing Choice Voucher waiting list doesn't provide enough referrals to fill the available project-based voucher units, referrals would come directly from Pathways at Chalmers Court West to be added to the project-based voucher waiting list. Households who meet the Housing Choice Voucher initial eligibility requirements will be referred to Pathways at Chalmers Court West for a project-based voucher unit.

Eligible applicants must meet Pathways at Chalmers Court West tenant selection screening criteria.

If the applicant was previously on the Housing Choice Voucher waiting and decides not to lease a unit at Pathways at Chalmers Court West, the applicant will remain on the HCV tenant-base voucher waiting list.

If the applicant was not previously on the Housing Choice Voucher waiting list and was referred to apply by Pathways at Chalmers Court West and refuses an offer of PBV assistance or does not meet Pathways at Chalmers Court West's screening criteria, they will not be eligible to remain on the regular tenant-base Housing Choice Voucher waiting list.

Pathways at Rosewood Courts

HACA will project-base ~~up to 560~~ vouchers at Rosewood Courts. The property is located at ~~1141 Chicon Street~~ 2001 Rosewood Ave, Austin Texas.

Tenant Selection

~~Fifty~~ Up to sixty (560) regular ~~p~~Project-based ~~v~~Vouchers

HACA will use the same selection preferences that are used for the HCV tenant-base voucher program for ~~up to 650~~ regular PBV units.

Applicants on the Housing Choice Voucher programs tenant-based d waiting list will be added to Pathways at Rosewood Courts project-based voucher waiting list. If the Housing Choice Voucher waiting list doesn't provide enough referrals to fill the available project-based voucher units, referrals would come directly from Pathways at Rosewood Courts to be added to the project-based voucher waiting list. Households who meet the Housing Choice Voucher initial eligibility requirements will be referred to Pathways at Rosewood Courts for a project-based voucher unit.

in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

Balcones Terrace

HACA will project-base 25 HCV and 25 HUD-VASH units at Balcones Terrace. The property is located at 10024 N. Capital of Texas Hwy, Austin TX 78759.

Tenant Selection

HACA will accept HUD-VASH applicants for vacant units in the order received from the Veterans Affairs Austin Outpatient Clinic in accordance with HUD-VASH Operating Requirements.

For non-specified category vouchers, HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

<u>Owner Referral</u>	<u>= 1</u>
<u>Project-Specific Supportive Services Need</u>	<u>= 1</u>
<u>Disability</u>	<u>= 1</u>
<u>Chronically Homeless</u>	<u>= 2</u>

Owner Referral Preference: HACA will give preference to households (including

individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC lead agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

Libertad Austin at Gardner

HACA will project-base 25 HCV and 25 HUD-VASH units at Libertad Austin at Gardner. The property is located at 900 Gardner Rd, Austin TX 78721.

Tenant Selection

HACA will accept HUD-VASH applicants for vacant units in the order received from the Veterans Affairs Austin Outpatient Clinic in accordance with HUD-VASH Operating Requirements.

For non-specified category vouchers, HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

<u>Owner Referral</u>	<u>= 1</u>
<u>Project-Specific Supportive Services Need</u>	<u>= 1</u>
<u>Disability</u>	<u>= 1</u>
<u>Chronically Homeless</u>	<u>= 2</u>

Owner Referral Preference: HACA will give preference to households (including individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC lead agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

Candlewood Suites Hotel Conversion Project at Pecan Park

HACA will project-base 50 units at the Candlewood Suites Hotel Conversion Project at Pecan Park. The property is located at 10811 Pecan Park Blvd #2, Austin TX 78750.

Tenant Selection

HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing

priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

<u>Owner Referral</u>	<u>= 1</u>
<u>Project-Specific Supportive Services Need</u>	<u>= 1</u>
<u>Disability</u>	<u>= 1</u>
<u>Chronically Homeless</u>	<u>= 2</u>

Owner Referral Preference: HACA will give preference to households (including individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC lead agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

Cady Lofts

HACA will project-base 75 units at Cady Lofts. The property is located at 1004-1008 E. 39th St., Austin TX 78751.

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Tenant Selection

HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

<u>Owner Referral</u>	<u>= 1</u>
<u>Project-Specific Supportive Services Need</u>	<u>= 1</u>
<u>Disability</u>	<u>= 1</u>
<u>Chronically Homeless</u>	<u>= 2</u>

Owner Referral Preference: HACA will give preference to households (including individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC lead agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

- Communicate the move out date from the PBRA program to the HCV Intake Team to prevent the overlapping of assistance.
 - The move out from PBRA will not be effective until the property manager receives the keys from the resident family.
 - The family will be required to pay the full rental cost for any days that they have moved in to their new unit before returning the keys to the PBRA property management.
 - The voucher assistance will not start until the day after the family provides the keys to the PBRA property management.

VIII. Promoting Self-Sufficiency Through Choice Mobility

The decision about where to live can have a significant impact on a family's journey toward self-sufficiency. Through the Choice Mobility voucher option, families living in the PBRA property are given the opportunity to make that decision. Therefore PHA's should strategize how to maximize the use of the Choice Mobility voucher as a self-sufficiency tool.

HACA Policy

Within available resources, HACA will intentionally strategize and leverage the utilization of specific supportive services to provide a solid foundation for the use of the Choice Mobility voucher as a self-sufficiency and resource building tool.

- HACA will explore how to efficiently and effectively use the 2 + years that families are living in PBRA to offer community development services that focus on preparing families for transition to use of a voucher in the private rental market. Such services may include, but are not limited to, financial literacy training, credit counseling and credit improvement, addressing rental history, increasing income through employment, financial coaching, and home maintenance and upkeep among others.
- HACA will explore how to use the resources available (i.e. opportunity mapping) to help direct families toward areas of higher opportunity when they are searching for neighborhoods and housing that meets their needs and where they can use the voucher. This will include helping families to understand how to use these tools to gain information on items such as schools, supportive services and transportation.

Chapter 19

SPECIAL PURPOSE VOUCHERS

INTRODUCTION

Special purpose vouchers are specifically funded by Congress in separate appropriations from

regular HCV program funding in order to target specific populations. Special purpose vouchers include vouchers for the following programs:

- Family Unification Program (FUP)
- Foster Youth to Independence (FYI) program
- Veterans Affairs Supportive Housing (VASH)
- Mainstream
- Non-Elderly Disabled (NED)

PHA Policy

The PHA will administer the following types of special purpose vouchers: **FUP; FYI; VASH; Mainstream; NED**

This chapter describes HUD regulations and PHA policies for administering special purpose vouchers. The policies outlined in this chapter are organized into five sections, as follows:

Part I: Family Unification Program (FUP)

Part II: Foster Youth to Independence (FYI) program

Part III: Veterans Affairs Supportive Housing (VASH)

Part IV: Mainstream voucher program

Part V: Non-Elderly Disabled (NED) vouchers

Except as addressed by this chapter and as required under federal statute and HUD requirements, the general requirements of the HCV program apply to special purpose vouchers.

PART I: FAMILY UNIFICATION PROGRAM (FUP)

19-I.A. PROGRAM OVERVIEW [Fact Sheet, Housing Choice Voucher Program Family Unification Program (FUP)]

Overview

The Family Unification Program (FUP) was authorized by Congress in 1990 to help preserve and reunify families. PHAs that administer the program provide vouchers to two different populations—FUP families and FUP youth.

Families eligible for FUP are families for whom the lack of adequate housing is a primary factor in:

- The imminent placement of the family's child or children in out-of-home care; or
- The delay in the discharge of the child or children to the family from out-of-home care.

There is no time limitation on FUP family vouchers, and the family retains their voucher as long as they are HCV-eligible. There is no requirement for the provision of supportive services for FUP family vouchers.

Youth eligible for FUP are those who:

- Are at least 18 years old and not more than 24 years of age;
- Have left foster care or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act at age 16 and older; and
- Are homeless or at risk of becoming homeless.

FUP youth vouchers are limited by statute to a period between 36 and 60 months of housing assistance. Supportive services must also be provided to FUP-eligible youth by the Public Child Welfare Agency (PCWA) or by another agency or organization under contract with the PCWA for the period of time defined in the notice or Notice of Funding Availability/Opportunity (NOFA/O) for which funding was made available.

PHAs that wish to administer FUP vouchers must apply to HUD by submitting an application under an active Notice of Funding Opportunity (NOFO). While the FUP program is administered in accordance with HCV regulations, the FUP NOFOs issued by HUD provide specific program information and requirements.

In order to administer the program, the PHA must also form a partnership with a local PCWA who is responsible for determining the family or youth meets FUP eligibility requirements and referring them to the PHA. Once the referral is received, the PHA is responsible for placing the FUP family or youth on the PHA's waiting list and determining whether they are eligible to

receive assistance under the PHA's HCV program.

Assigning Vouchers [FUP FAQs]

The PHA may, but is not required to, assign a specific number or percentage of FUP vouchers for FUP youths and FUP families. Unless the PHA assigns a specific number or percentage of FUP vouchers to a designated FUP population, the PHA must serve any referrals (youths or families) that meet all program eligibility requirements up to the PHA's designated FUP program size.

HACA Policy

HACA has not designated any specific number or percentage of FUP vouchers for youths or families. HACA will serve all referrals that meet program eligibility requirements, up to HACA's FUP voucher allocation.

19-I.B. PUBLIC CHILD WELFARE AGENCY (PCWA)

Families and youth do not apply directly to the PHA for FUP vouchers. They are instead referred by a PCWA with whom the PHA has entered into a Memorandum of Understanding (MOU). The partnering PCWA initially determines whether the family or youth meets the FUP program eligibility requirements listed in 19-I.C. and 19-I.D. and then refers those families or youths to the PHA.

HUD strongly encourages PHAs and PCWAs to make decisions collaboratively on the administration of the program and to maintain open and continuous communication. The PCWA must have a system for identifying FUP-eligible youth within the agency's caseload and for reviewing referrals from a Continuum of Care (COC) if applicable.

HACA Policy

HACA has entered into an MOU with the following partnering organizations: *Texas Department of Family Protective Services (DFPS) (PCWA)*

Supportive Services

The PCWA must provide supportive services for the period of time defined in the notice or NOFA/O for which the funding was made available to all FUP-eligible youth regardless of their age. The MOU between the PHA and the PCWA should identify the period of time in which supportive services will be provided.

HACA Policy

DFPS and/or its designated contractor for its Aftercare Transitional Living Services Program (ACTS) will provide supportive services for all FUP youth for a period of no less than 18 months after lease-up.

Supportive services may be provided to FUP-eligible youth by the PCWA or by another agency or organization under agreement or contract with the PCWA, including the PHA. The organization providing the services and resources must be identified in the MOU. The following services must be offered:

- Basic life skills information or counseling on money management, use of credit, housekeeping, proper nutrition or meal preparation, and access to health care (e.g., doctors, medication, and mental and behavioral health services);
- Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance or referrals for assistance on security deposits, utility hook-up fees, and utility deposits;
- Providing such assurances to owners of rental property as are reasonable and necessary to assist a FUP-eligible youth to rent a unit with a FUP voucher;
- Job preparation and attainment counseling (where to look and how to apply, dress, grooming, relationships with supervisory personnel, etc.); and
- Educational and career advancement counseling regarding attainment of general equivalency diploma (GED), or attendance or financing of education at a technical school, trade school, or college, including successful work ethic and attitude models.

HACA Policy

The following additional supportive services will be offered as needed: self-esteem and personal relationships; parenting skills; counseling and mentoring.

A FUP-eligible youth cannot be required to participate in these services as condition of receipt of the FUP voucher.

19-I.C. FUP FAMILY VOUCHER ELIGIBILITY CRITERIA

FUP family assistance is reserved for eligible families that the PCWA has certified are a family for whom a lack of adequate housing is a primary factor in:

- The imminent placement of the family's child or children in out-of-home care, or
- The delay in the discharge of the child or children to the family from out-of-home care.

Lack of adequate housing means the family meets any one of the following conditions:

- Living in substandard housing, which refers to a unit that meets any one of the following conditions:
 - Does not have operable indoor plumbing
 - Does not have a usable flush toilet inside the unit for the exclusive use of a family or youth
 - Does not have a usable bathtub or shower inside the unit for the exclusive use of a family or youth
 - Does not have electricity, or has inadequate or unsafe electrical service
 - Does not have a safe or adequate source of heat
 - Should, but does not, have a kitchen
 - Has been declared unfit for habitation by an agency or unit of government, or in its present condition otherwise endangers the health, safety, or well-being of the family or youth
 - Has one or more critical defects, or a combination of intermediate defects in sufficient number or to the extent that it requires considerable repair or rebuilding. The defects may result from original construction, from continued neglect or lack of repair, or from serious damage to the structure
- Being homeless as defined in 24 CFR 578.3
- Living in a unit where the presence of a household member with certain characteristics (i.e., conviction for certain criminal activities) would result in the imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care
- Living in housing not accessible to the family's disabled child or children due to the nature of the disability

- Living in an overcrowded unit, which is defined as living in a unit where one of the following conditions has been met:
 - The family is separated from its child or children and the parents are living in an otherwise standard housing unit, but, after the family is reunited, the parents' housing unit would be overcrowded for the entire family and would be considered substandard; or
 - The family is living with its child or children in a unit that is overcrowded for the entire family and this overcrowded condition may result, in addition to other factors, in the imminent placement of its child or children in out-of-home care.
 - For purposes of this definition, the determination as to whether the unit is overcrowded is made in accordance with the PHA subsidy standards in Chapter 5, Part III of this policy.

Since HUD does not define *imminent placement*, the partnering PCWA may use its discretion to determine whether the potential out of home placement of the family's child or children is imminent [FUP FAQs].

19-I.D. FUP YOUTH VOUCHER ELIGIBILITY CRITERIA

While FUP family vouchers operate as regular HCVs after the family is referred from the PCWA, there are several aspects of the FUP youth vouchers that make them distinct from the FUP family vouchers and from regular HCVs.

Eligibility Criteria

A FUP-eligible youth is a youth the PCWA has certified:

- Is at least 18 years old and not more than 24 years of age (has not yet reached their 25th birthday):
 - The FUP youth must be no more than 24 years old at the time the PCWA certifies them as eligible and at the time of HAP contract execution.
- Has left foster care or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act;
 - Foster care placement can include, but is not limited to, placements in foster family homes, foster homes of relatives, group homes, emergency shelters, residential facilities, child care institutions, and pre-adoptive homes in accordance with 24 CFR 5.576.
- Is homeless or at risk of becoming homeless at age 16 or older;
 - At risk of being homeless is fully defined at 24 CFR 576.2.
 - o This includes a person that is exiting a publicly funded institution, or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correction program or institution).
 - o Therefore, youth being discharged from an institution may be eligible for a FUP voucher [FUP FAQs].
- Has an annual income at or below 30 percent of area median income; and
- Does not have sufficient resources or support networks (e.g., family, friends, faith-based or other social networks) immediately available to prevent them from moving to a supervised publicly or privately operated shelter designed to provide temporary living arrangements.

19-I.E. ASSISTANCE PERIOD [FR Notice 1/24/22]**Maximum Assistance Period**

Although there is no time limit on FUP family vouchers, FUP youth vouchers are limited by statute. Unless the FUP youth meets an exception outlined below, after 36 months of assistance, the FUP youth voucher must be terminated. However, any period of time for which no subsidy (HAP) is being paid on behalf of the youth does not count toward the 36-month limitation.

If the FUP youth does meet the requirements outlined below, the statutory limit on FUP assistance is a total of 60 months of FUP voucher assistance [FR Notice 1/24/22].

Extension of Assistance

FUP youth who first leased or lease a unit after December 27, 2020, may be eligible for an extension of assistance up to 24 months beyond the 36-month time limit (for a total of 60 months of assistance).

While FUP youth cannot be required to participate in the Family Self-Sufficiency (FSS) program as a condition of receipt of assistance, an eligible youth who participates in the FSS program and is in compliance with the applicable terms and conditions of the program is entitled to receive assistance for up to an additional 24 months. A FUP youth must accept an FSS slot if it is offered to them prior to the 36-month mark in order to receive an extension of assistance (unless the youth meets one of the statutory exceptions described below).

Statutory Exceptions

A FUP youth will be entitled to receive an extension of assistance for up to 24 months beyond the 36-month time limit without participating in the PHA's FSS program if they certify that they meet one of the exceptions below:

- The FUP youth is a parent or other household member responsible for the care of a dependent child under the age of six or for the care of an incapacitated person.

HACA Policy

HACA and the State of Texas defines *incapacitated person* as

(1) a minor;

(2) an adult who, because of a physical or mental condition, is substantially unable to:

(A) provide food, clothing, or shelter for himself or herself;

(B) care for the person's own physical health; or

(C) manage the person's own financial affairs; or

(3) a person who must have a guardian appointed for the person to receive funds due

the person from a governmental source.

The PHA will apply this exception in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with the statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a PHA-provided form. This certification is the only documentation that the FUP youth must submit.

The child or incapacitated person is not required to reside in the household in order for the youth to certify they meet this exception. For example, a child in a joint custody arrangement under the age of six who resides in the household only part-time may qualify the youth for this exception.

- The FUP youth is a person who is regularly and actively participating in a drug addiction or alcohol treatment and rehabilitation program.

HACA Policy

HACA will define *regular and active participation* in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with the statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FUP youth must submit.

- The FUP youth is a person who is incapable of complying with the requirement to participate in a FSS program as described above or engage in education, workforce development, or employment activities as described below, as applicable, due to a documented medical condition.

HACA Policy

HACA will apply this requirement in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FUP youth must submit.

A FUP youth that meets one of the above exceptions must still be offered an opportunity to enroll in the PHA's FSS program (if it is available to them) and receive any supportive services available to FUP youth. A FUP youth may choose to participate in an FSS program or engage in education, workforce development, or employment activities, even if they meet one of the above statutory exceptions.

Education, Workforce Development, or Employment Activities

If a PHA that carries out an FSS program is unable to offer a FUP youth an FSS slot during their first 36 months of receiving FUP youth assistance, the youth is considered to have been “unable to enroll” in the program and may have their voucher extended by meeting the education, workforce development, or employment criteria described below:

- The youth was engaged in obtaining a recognized postsecondary credential or a secondary school diploma or its recognized equivalent.

HACA Policy

HACA will use the definitions of *recognized postsecondary credential* and *secondary school diploma or its recognized equivalent* under the Workforce Innovation and Opportunity Act (WIOA). WIOA defines a *recognized postsecondary credential* as a credential consisting of an industry-recognized certificate or certification, a certificate of completion of an apprenticeship, a license recognized by the state involved or federal government, or an associate or baccalaureate degree (29 U.S.C. 3102). Examples of a recognized postsecondary credential include, but are not limited to, an associate’s degree, bachelor’s degree, occupational licensure, or occupational certification (see U.S. Department of Labor, Training and Employment Guidance Letter No. 10–16, Change 1). For the purpose of WIOA, the U.S. Department of Labor defines a *secondary school diploma or its recognized equivalent* as a secondary school diploma (or alternate diploma) that is recognized by a state and that is included for accountability purposes under the Elementary and Secondary Education Act of 1965 (ESEA), as amended by the Every Student Succeeds Act (ESSA). A secondary school equivalency certification signifies that a student has completed the requirement for a high school education. Examples of a secondary school diploma or its recognized equivalent include, but are not limited to, obtaining certification of attaining passing scores on a state-recognized high school equivalency test, earning a secondary school diploma or state-recognized equivalent, or obtaining certification of passing a state-recognized competency-based assessment.

- The youth was enrolled in an *institution of higher education*, as such term is defined in section 101(a) of the Higher Education Act of 1965 (20 U.S.C. 1001(a)) or an institution that meets the definition of a *proprietary institution of higher education* or a *postsecondary vocational institution* under sections 102(b)(1) and (c)(1) of the Higher Education Act of 1965 (20 U.S.C. 1002(b)(1) and (c)(1)), respectively.

HACA Policy

Youth must be enrolled in education activities on at least a half-time basis, as defined by the institution that they attend. However, HACA may make exceptions to this requirement if the youth is unable to enroll in a sufficient number of classes due to a lack of course offerings by the educational institution where the youth is enrolled.

- The youth was participating in a career pathway, as such term is defined in Section 3 of the Workforce Innovation and Opportunity Act (29 U.S.C. 3102). The term *career pathway* means a combination of rigorous and high-quality education, training, and other services that:
 - Aligns with the skill needs of industries in the economy of the state or regional economy involved;
 - Prepares an individual to be successful in any of a full range of secondary or postsecondary education options, including apprenticeships registered under the Act of August 16, 1937 (commonly known as the "National Apprenticeship Act"; 50 Stat. 664, chapter 663; 29 U.S.C. 50 et seq.) (referred to individually in this Act as an *apprenticeship*, except in section 3226 of this title);
 - Includes counseling to support an individual in achieving the individual's education and career goals;
 - Includes, as appropriate, education offered concurrently with and in the same context as workforce preparation activities and training for a specific occupation or occupational cluster;
 - Organizes education, training, and other services to meet the particular needs of an individual in a manner that accelerates the educational and career advancement of the individual to the extent practicable;
 - Enables an individual to attain a secondary school diploma or its recognized equivalent, and at least one recognized postsecondary credential; and
 - Helps an individual enter or advance within a specific occupation or occupational cluster.
- The youth was employed.

HACA Policy

HACA will consider the youth to be employed if they work a minimum of 20 hours per week. HACA may make exceptions to this requirement if the youth's hours are reduced due to circumstances beyond their control or the youth must temporarily reduce their work hours due to a verified family emergency.

FSS Enrollment at 24 Months

If the FUP youth has not been provided an opportunity to enroll in the FSS program during the first 24 months of FUP assistance, HUD encourages the PHA to remind the youth at the 24-month reexamination of the education, workforce development, and employment requirements described above so that the youth has enough time to meet these requirements prior to the expiration of the 36-month time period for FUP assistance.

HACA Policy

If the FUP youth has not been provided an opportunity to enroll in the FSS program during the first 24 months of FUP assistance, HACA will remind the youth at their second regular reexam of the education, workforce development, and employment requirements described above.

FSS Enrollment Between 36 and 48 Months

If an FSS slot becomes available between the 36-month and 48-month mark:

- The PHA must offer the slot to a FUP youth who had their voucher extended based on meeting the education, workforce development, or employment requirement listed above, or one of the statutory exceptions listed above (even if the youth previously declined an FSS slot because they met one of the statutory exceptions).
- The PHA must work with the youth to determine whether enrollment in FSS is feasible and in their best interest given any education, workforce development, or employment activities that the youth is engaged in and any statutory exceptions that apply to the youth, as well as the remaining time on their voucher.
- If the FUP youth accepts the FSS slot, the PHA must work with the youth to establish Contract of Participation goals and an Individual Training and Services Plan (ITSP) that can be accomplished within the time period left on the voucher.

If the FUP youth is offered an FSS slot prior to the 36-month mark, the youth:

- Will be required to enroll in the FSS program in order to receive an extension of assistance at the end of the 36-month time period (unless they meet one of the statutory exceptions described above).
- Will not be considered to have been “unable to enroll” in the FSS program as described above, and as a result, will not be eligible to receive an extension of assistance based on meeting the education, workforce development, or employment requirements described above.

FSS Enrollment After 48 Months

The PHA may, but is not required to, offer a FUP youth an FSS slot that becomes available between the 48-month mark and the 60-month mark, since the youth will have already received their second and final extension.

HACA Policy

If an FSS slot becomes available between the 48 and 60-month marks, HACA will not offer the FSS slot to a FUP youth.

Extensions of Assistance

At the 36-month and 48-month reexamination, the PHA must extend FUP youth assistance if the youth is participating in and in compliance with the FSS program as long as the youth is still eligible for the HCV program.

In any case, the FUP youth cannot receive more than a total of 60 months of FUP youth voucher assistance, even if the FSS Contract of Participation time period extends beyond the voucher 60- month mark.

No FSS Program or Unable to Enroll in FSS

If a PHA does not carry out an FSS program or the FUP youth has been unable to enroll in the program during the first 36 months of receiving FUP assistance, the FUP youth is entitled to receive an extension of assistance for up to two successive 12-month periods beyond the 36-month time limit provided that the youth engaged in at least one of the education, workforce development, or employment activities described above for not less than nine months of the 12-month period preceding each extension. In order to meet the nine months out of the preceding 12 months requirement, the youth may have engaged in one of the education, workforce development, or employment activities described above or a combination of these activities.

Verification Prior to Annual Reexam

In order to provide an extension of assistance, the PHA must verify compliance with the above requirements at the end of the 36-month time period and the 48-month time periods. The PHA does not need to verify compliance with these requirements at the end of the 60-month time period since the maximum length of assistance is 60 months.

To verify compliance with the education, workforce development, or employment requirement or one of the statutory exceptions, the PHA must provide the FUP youth written notification informing them that they may receive an extension of their FUP assistance and providing instructions on how the youth may demonstrate that they meet one of these conditions. This notification must be provided sufficiently in advance of the end of the 36-month or 48-month time periods, as applicable, to allow the FUP youth to demonstrate that they meet the education, workforce development, or employment requirement, or one of the statutory exceptions, and for the PHA to conduct an annual reexamination prior to the expiration of the FUP assistance.

HACA Policy

HACA will verify compliance with the education, workforce development, or employment requirement, or one of the statutory exceptions, at the end of the 36-month and 48-month time periods prior to the FUP youth's scheduled annual reexamination. HACA will not verify compliance at the end of the 60-month time period.

HACA will provide each FUP youth on HACA's program with a written notification informing them that they may receive an extension of their FUP assistance if they meet conditions outlined in this chapter and providing them with instructions on how they may demonstrate compliance at least 60 days prior to their scheduled annual reexam date. When necessary, the PHA will provide this notification in a format accessible to FUP youth with disabilities and in a translated format for FUP youth with limited English proficiency in accordance with Chapter 2.

HACA will use the following verification methods to verify a FUP youth's eligibility for voucher extensions:

To verify compliance with the FSS requirement, HACA will examine its records to confirm, or obtain confirmation from HACA's FSS program staff, that the FUP youth participant is in compliance with FSS program requirements and has not been terminated from the FSS program.

To meet the education, workforce development, or employment requirement, HACA will verify that the FUP youth was engaged in at least one education, workforce development, or employment activity for at least nine months of the 12-month period immediately preceding the end of 36-month or 48-month time period, as applicable.

Due to the timing of when the PHA verifies compliance and conducts the annual reexamination, the FUP youth may have not yet met the nine-month requirement but may be able to demonstrate that they will meet the nine-month requirement as of the end of the 36-month or 48-month time period. In such cases, the FUP youth will still be considered to have met the requirements.

In order for the FUP youth to meet one of the statutory exceptions described above, the youth must submit a certification to HACA that they meet one of these exceptions. This certification is the only documentation that the FUP youth must submit in order to demonstrate that they meet one of the statutory exceptions.

A FUP youth who received an extension of voucher assistance at the end of the 36-month time period based on meeting one of the conditions described in this chapter does not have to meet the same conditions when they reach the end of the 48-month time period. The FUP youth may demonstrate that they meet a different condition in order to receive an extension of their assistance.

If the PHA determines that the youth meets one of the statutory conditions, the PHA would then conduct an annual reexamination. If the annual reexamination determines that the youth is still eligible for the HCV program, the PHA must provide the FUP youth the extension of voucher assistance.

Termination of Assistance for Failure to Meet Conditions

Failure of the FUP youth to meet one of the above conditions will only impact their ability to receive subsequent extensions of assistance. It will not serve as a basis for terminating the FUP assistance prior to the annual reexam.

If the FUP youth does not meet any of the conditions described in in this chapter, the youth is subject to the statutory time limit of 36 months or the time limit of any extension that the youth has already received, and the FUP youth voucher must be terminated once the youth reaches this time limit. The calculation of the time limit begins from the date the first HAP contract is signed (for tenant-based vouchers) or from the date the youth entered into the initial lease agreement (for project-based vouchers). The number of months is calculated based on the number of months that HAP subsidy is being paid on behalf of the youth, not the number of months that the youth is in the FUP youth program. Prior to termination, the PHA must offer the FUP youth the opportunity to request an informal hearing, in accordance with Chapter 16.

19-I.F. REFERRALS AND WAITING LIST MANAGEMENT

Referrals

The PCWA must establish and implement a system to identify FUP-eligible families and youths within the agency's caseload and make referrals to the PHA. The PCWA must certify that the FUP applicants they refer to the PHA meet FUP eligibility requirements. The PHA is not required to maintain full documentation that demonstrates the family's or youth's FUP eligibility as determined by the PCWA but should keep the referral or certification from the PCWA.

HACA Policy

As part of the MOU, HACA and DFPS have identified staff positions to serve as lead FUP liaisons. These positions will be responsible for transmission and acceptance of FUP referrals. DFPS must commit sufficient staff and resources to ensure eligible families and youths are identified and determined eligible in a timely manner.

When FUP vouchers are available, the HACA liaison responsible for acceptance of referrals will contact the DFPS FUP liaison via email indicating the number of vouchers available and requesting an appropriate number of referrals. No more than 10 business days from the date DFPS receives this notification, the DFPS liaison will provide HACA with a list of eligible referrals include the name, address, and contact phone number for each adult individual who is being referred; a completed release form for each adult family member; and a written certification for each referral indicating the youth or family is FUP-eligible.

HACA will maintain a copy of the referral or certification from DFPS in the participant's file along with other eligibility paperwork.

A PHA must serve any referrals (youths or families) that meet all program eligibility requirements. If a PHA determines that it has received a sufficient number of referrals from the PCWA so that the PHA will be able to lease all FUP vouchers awarded, the PHA may request that the PCWA suspend transmission of referrals. If the PHA determines that additional referrals will be needed after it has made such a request, the PHA may request that the PCWA resume transmission of referrals [Notice PIH 2011-52].

Waiting List Placement

A family that is already participating in the regular HCV program cannot be transferred to a FUP voucher.

Once a referral is made, the PHA must compare the list of PCWA referrals to its HCV waiting list to determine if any applicants on the PCWA's referral list are already on the PHA's HCV waiting list. Applicants already on the PHA's HCV waiting list retain the order of their position on the list. Applicants not already on the PHA's HCV waiting list must be placed on the HCV waiting list.

If the PHA's HCV waiting list is closed, the PHA must open its HCV waiting list in order to accept new FUP applicants. If necessary, the PHA may open its waiting list solely for FUP applicants, but this information must be included in the PHA's notice of opening its waiting list (see section 4-II.C., Opening and Closing the Waiting List of this administrative plan).

HACA Policy

Within 10 business days of receiving the referral from DFPS, HACA will review the HCV waiting list and will send DFPS a list confirming whether or not referrals are on the waiting list.

Referrals who are already on the list will retain their position and the list will be notated to indicate the family or youth is FUP-eligible.

For those referrals not already on the waiting list, HACA will work with DFPS to ensure they receive and successfully complete a pre-application or application, as applicable. Once the pre-application or application has been completed, the PHA will place the referral on the HCV waiting list with the date and time of the original referral and an indication that the referral is FUP-eligible.

Waiting List Selection

The PHA selects FUP-eligible families or youths based on the PHA's regular HCV waiting list selection policies in Chapter 4, including any preferences that may apply.

19-I.G. PHA HCV ELIGIBILITY DETERMINATION

Once a FUP-eligible family or youth is selected from the HCV waiting list, the PHA must determine whether the family or youth meets HCV program eligibility requirements. Applicants must be eligible under both FUP family or youth eligibility requirements, as applicable, and HCV eligibility requirements as outlined in Chapter 3 of this policy.

The PCWA may, but is not obligated to, provide information to the PHA on the family's criminal history.

HACA Policy

DFPS will not provide information regarding the applicant's criminal history to HACA.

Additional FUP Eligibility Factors [FUP FAQs]

For FUP family vouchers, the family must remain FUP-eligible thorough lease-up.

- If, after a family is referred by the PCWA but prior to issuing a family FUP voucher, the PHA discovers that the lack of adequate housing is no longer a primary factor for the family not reunifying, the FUP voucher may not be issued to the family.
- Similarly, if the FUP voucher has already been issued before the PHA discovers that the reunification will not happen, but the family has not yet leased up under the voucher, the PHA must not execute the HAP contract, as the family is no longer FUP-eligible.

FUP-eligible youth must be no more than 24 years old both at the time of PCWA certification and at the time of the HAP execution. If a FUP youth is 24 at the time of PCWA certification but will turn 25 before the HAP contract is executed, the youth is no longer eligible for a FUP youth voucher.

HACA Policy

Any applicant that does not meet the eligibility criteria for the HCV program listed in Chapter 3 or any eligibility criteria listed in this section will be notified by HACA in writing following policies in Section 3-III.F., including stating the reasons the applicant was found ineligible and providing an opportunity for an informal review.

19.I.H. LEASE UP [FR Notice 1/24/22]

Once the PHA determines that the family or youth meets HCV eligibility requirements, the family or youth will be issued a FUP voucher in accordance with PHA policies.

During the family briefing, PHAs must inform the FUP youth of:

- The extension of assistance provisions and requirements;
- The availability of the FSS program and offer them an FSS slot, if available, or offer to place them on the FSS waiting list (provided the PHA has an FSS program); and
- Supportive services available to them, the existence of any other programs or services, and their eligibility for such programs and services. However, participation in supportive services cannot be required as a condition of receiving FUP youth assistance.

HACA Policy

Eligible applicants will be notified by HACA in writing following policies in Section 3-III.F. of this administrative plan. FUP families will attend a standard HCV briefing in accordance with PHA policies in Part I of Chapter 5 of this administrative plan. FUP youth will be briefed individually. The PHA will provide all aspects of the written and oral briefing as outlined in Part I of Chapter 5 but will also provide an explanation of the required items listed above, as well as discussing supportive services offered by DFPS and/or its contracted ACTS Program provider.

For both FUP youth and FUP families, vouchers will be issued in accordance with PHA policies in Chapter 5 Part II, except that the PHA will consider one additional 30-day extension beyond the first automatic extension for any reason, not just those listed in the policy in Section 5-II.E.

Once the family or youth locate a unit, the PHA conducts all other processes relating to voucher issuance and administration per HCV program regulations and the PHA's policies (including, but not limited to: HQS inspection, determination of rent reasonableness, etc.).

19-I.I. TERMINATION OF ASSISTANCE

General Requirements

With the exception of terminations of assistance for FUP youth after the statutorily required time period, terminations of FUP assistance are handled in the same way as the regular HCV program. Termination of a FUP voucher must be consistent with regulations for termination in 24 CFR Part 982, Subpart L and be in compliance with PHA policies (Chapter 12).

If the person who qualifies for the FUP voucher passes away, the family retains the FUP voucher. In the case of a FUP-youth voucher, assistance will terminate after the statutorily required time period, even if the FUP-eligible youth is no longer included in the household.

If the person who qualifies for the FUP voucher moves, the remaining family members may keep the FUP voucher based on PHA policy (see administrative plan, Section 3-I.C., Family Breakup and Remaining Member of Tenant Family).

FUP Family Vouchers

If parents lose their parental rights or are separated from their children after voucher lease-up (or their children reach adulthood), the family is still eligible to keep their FUP assistance, as the regulations do not permit HCV termination for a family losing parental rights or the children reaching adulthood. However, the PHA may transfer the assistance of a FUP family voucher holder to regular HCV assistance if there are no longer children in the household.

HACA Policy

HACA will transfer the assistance of a FUP family voucher holder to regular HCV assistance if there are no longer children in the household and there is no prospect of any minor child being returned to the household.

If the PHA has no regular HCV vouchers available at the time this determination is made, including if no vouchers are available due to lack of funding, the PHA will issue the family the next available regular HCV voucher after those being issued to families residing in PBV units claiming Choice Mobility.

FUP Youth Vouchers

A PHA cannot terminate a FUP youth's assistance for noncompliance with PCWA case management, nor may the PHA terminate assistance for a FUP youth for not accepting services from the PCWA.

The PHA may not transfer the assistance of a FUP youth voucher holder to regular HCV assistance upon the expiration of the statutorily required time period. However, the PHA may issue a regular HCV to FUP youth if they were selected from the waiting list in accordance with PHA policies and may also adopt a preference for FUP youth voucher holders who are being terminated for this reason.

HACA Policy

HACA provides a selection preference on the PHA's HCV waiting list for FUP youth who are terminated due to the time limit on assistance.

Upon the expiration of the statutorily required time period, a FUP youth voucher holder who has children and who lacks adequate housing may qualify for a FUP family voucher provided they are referred by the PCWA as an eligible family and meet the eligibility requirements for the PHA's HCV program.

9-I.J. FUP PORTABILITY

Portability for a FUP family or youth is handled in the same way as for a regular HCV family. A PHA may not restrict or deny portability for a FUP family or youth for reasons other than those specified in the HCV program regulations, as reflected in Chapter 10 of the administrative plan.

A FUP family or youth does not have to port to a jurisdiction that administers FUP.

If the receiving PHA administers the FUP voucher on behalf of the initial PHA, the voucher is still considered a FUP voucher regardless of whether the receiving PHA has a FUP program.

If the receiving PHA absorbs the voucher, the receiving PHA may absorb the incoming port into its FUP program (if it has one) or into its regular HCV program (if the receiving PHA has vouchers available to do so) and the family or youth become regular HCV participants. In either case, when the receiving PHA absorbs the voucher, a FUP voucher becomes available to the initial PHA.

Considerations for FUP Youth Vouchers

If the voucher is a FUP youth voucher and remains such upon lease-up in the receiving PHA's jurisdiction, termination of assistance must still take place once the youth has received assistance for the statutorily required time period. If the receiving PHA is administering the FUP youth voucher on behalf of the initial PHA, the two PHAs must work together to initiate termination upon expiration of the statutorily required time period.

19-I.K. PROJECT-BASING FUP VOUCHERS [Notice PIH 2017-21; FR Notice 1/24/22]

The PHA may project-base FUP vouchers without HUD approval in accordance with Notice PIH 2017-21, FR Notice 1/24/22, and all statutory and regulatory requirements for the PBV program. Project-based FUP vouchers are subject to the PBV program percentage limitation discussed in Section 17-I.A.

The PHA may limit PBVs to one category of FUP-eligible participants (families or youth) or a combination of the two.

While FUP vouchers can be used for either families or youth, a PBV unit may only be counted towards the PHA's 10 percent exception authority under the program cap and the project's income-mixing requirement if the FUP PBV assistance is provided on behalf of an eligible youth. The PHA must amend its administrative plan to include the limitation of these FUP PBV units to eligible youth.

HACA Policy

HACA may elect to project-base FUP vouchers.

PART II: FOSTER YOUTH TO INDEPENDENCE INITIATIVE**19-II.A. PROGRAM OVERVIEW [Notice PIH 2020-28; Notice PIH 2021-26; FR Notice 1/24/22]**

The Foster Youth to Independence (FYI) initiative was announced in 2019. The FYI initiative allows PHAs who partner with a Public Child Welfare Agency (PCWA) to request targeted HCVs to serve eligible youth with a history of child welfare involvement that are homeless or at risk of being homeless. Rental assistance and supportive services are provided to qualified youth for a period of between 36 and 60 months.

Funding is available either competitively through an FYI NOFA or noncompetitively on a rolling basis in accordance with the application requirements outlined in Notice PIH 2020-28 or Notice PIH 2021-26, as applicable. Under the noncompetitive process, PHAs are limited to 25 vouchers in a fiscal year with the ability to request additional vouchers for those PHAs with 90 percent or greater utilization or utilization of its FUP and/or FYI vouchers, as applicable. For competitive awards, the number of vouchers is dependent on PHA program size and need.

19-II.B. PARTNERING AGENCIES [Notice PIH 2021-26; FYI Updates and Partnering Opportunities Webinar]

Public Child Welfare Agency (PCWA)

The PHA must enter into a partnership agreement with a PCWA in the PHA's jurisdiction in the form of a Memorandum of Understanding (MOU) or letter of intent. The PCWA is responsible for identifying and referring eligible youth to the PHA and providing or securing a commitment for the provision of supportive services once youth are admitted to the program.

HACA Policy

HACA will implement a Foster Youth to Independence (FYI) program in partnership with *Texas Department of Family Protective Services (DFPS)*

DFPS is responsible for:

- Identifying FYI-eligible youth;
- Developing a system of prioritization based on the level of need of the youth and the appropriateness of intervention;
- Providing a written certification to the PHA and the Austin/Travis County CoC's Coordinated Entry System that the youth is eligible; and
- Providing or securing supportive services for 36 months.

Continuum of Care (CoC) and Other Partners

HUD strongly encourages PHAs to add other partners into the partnership agreement with the PCWA such as state, local, philanthropic, faith-based organizations, and the CoC, or a CoC recipient it designates.

HACA Policy

In addition to the PCWA, the PHA will implement the FYI program in partnership with *the Ending Community Homelessness Coalition (ECHO), the Continuum of Care Lead Agency*

19-IL.C. YOUTH ELIGIBILITY CRITERIA [Notice PIH 2021-26; FYI Q&As; FYI FAQs]

The PCWA is responsible for certifying that the youth has prior qualifying foster care involvement. As determined by the PCWA, eligible youth:

- Are at least 18 years of age and not more than 24 years of age (have not yet reached their 25th birthday):
 - Youth must be no more than 24 years of age at the time the PCWA certifies them as eligible and at the time of HAP contract execution.
- Have left foster care or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act:
 - Placements can include, but are not limited to, placements in foster family homes, foster homes of relatives, group homes, emergency shelters, residential facilities, child care institutions, and pre-adoptive homes in accordance with 24 CFR 5.576;
- Are homeless or at risk of becoming homeless at age 16 and older:
 - At risk of being homeless is fully defined at 24 CFR 576.2.
 - o This includes a person that is exiting a publicly funded institution, or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correction program or institution). Therefore, youth being discharged from an institution may be eligible for an FYI voucher [FYI FAQs].

Eligibility is not limited to single persons. For example, pregnant and/or parenting youth are eligible to receive assistance assuming they otherwise meet eligibility requirements.

19-II.D. SUPPORTIVE SERVICES [Notice PIH 2021-26; FYI Updates and Partnering Opportunities Webinar; FYI Q&As]

Supportive services may be provided by the PHA, PCWA or a third party. The PCWA must provide or secure a commitment to provide supportive services for participating youth for the period of time defined in the NOFA/O for which the funding was made available. At a minimum, the following supportive services must be offered:

- Basic life skills information/counseling on money management, use of credit, housekeeping, proper nutrition/meal preparation, and access to health care (e.g., doctors, medication, and mental and behavioral health services);
- Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance/referrals for assistance on security deposits, utility hook-up fees, and utility deposits;
- Providing such assurances to owners of rental property as are reasonable and necessary to assist eligible youth to rent a unit with a voucher;
- Job preparation and attainment counseling (where to look/how to apply, dress, grooming, relationships with supervisory personnel, etc.); and
- Educational and career advancement counseling regarding attainment of general equivalency diploma (GED) or attendance/financing of education at a technical school, trade school, or college, including successful work ethic and attitude models.

HACA Policy

The following additional supportive services will be offered as needed and as available: security and utility deposits; SOAR benefits application assistance; childcare; LGBTQ support; parenting education, and transportation.

Since participation in supportive services is optional, but strongly encouraged, an FYI participant may decline supportive service.

**19-11.E. REFERRALS AND WAITING LIST MANAGEMENT [Notice
PIH 2021-26; FYI Updates and Partnering Opportunities Webinar; FYI
FAQs]**

Referrals

The PCWA is responsible for certifying that the youth has prior qualifying foster care involvement. Once the PCWA sends the PHA and the Coordinated Entry System confirmation certifying the youth is program-eligible, the PHA determines HCV eligibility.

The PCWA must have a system for identifying eligible youth within the agency's caseload and reviewing referrals from other partners, as applicable. The PCWA must also have a system for prioritization of referrals to ensure that youth are prioritized for an FYI voucher based upon their level of need and appropriateness of the intervention.

Referrals may come from other organizations in the community who work with the population, but the PCWA must certify that the youth meets eligibility requirements, unless the PCWA has vested another organization with this authority.

The PHA is not required to maintain full documentation that demonstrates the youth's eligibility as determined by the PCWA but should keep the referral or certification from the PCWA. The PCWA is not required to provide the PHA with HCV eligibility documents.

HACA Policy

HACA and DFPS have identified staff positions to serve as lead FYI liaisons. These positions will be responsible for transmission and acceptance of referrals. DFPS must commit sufficient staff and resources to ensure eligible youths are identified, prioritized, and determined eligible in a timely manner.

When vouchers are available, the PHA liaison responsible for acceptance of referrals will contact the DFPS liaison via email indicating the number of vouchers available and requesting an appropriate number of referrals. No more than 10 business days from the date DFPS receives this notification, the DFPS liaison must provide HACA with a list of eligible referrals, a completed release form, and a written certification for each referral indicating the referral is eligible. The list will include the name, address, and contact phone number for each adult individual who is being referred.

HACA will maintain a copy of each certification from DFPS in the participant's file along with other eligibility paperwork.

Waiting List Placement [Notice PIH 2021-26 and FYI FAQs]

The PHA must use the HCV waiting list for the FYI program. Youth already on the HCV program may not be transferred to an FYI voucher since they are not homeless or at-risk of homelessness.

Once a referral is made, the PHA must compare the list of PCWA referrals to its HCV waiting list to determine if any applicants on the PCWA's referral list are already on the PHA's HCV waiting list. Applicants already on the PHA's HCV waiting list retain the order of their position on the list. Applicants not already on the PHA's HCV waiting list must be placed on the HCV waiting list.

If the PHA's HCV waiting list is closed, the PHA must open its HCV waiting list in order to accept new referrals. The PHA may reopen the waiting list to accept an FYI eligible youth without opening the waiting list for other applicants; however, the requirements at 24 CFR 982.206 for giving public notice when opening and closing the waiting list apply (see section 4-II.C., Opening and Closing the Waiting List of this administrative plan).

HACA Policy

Within 10 business days of receiving the referral from DFPS, HACA will review the HCV waiting list and will send DFPS a list confirming whether or not referrals are on the waiting list.

Referrals who are already on the list will retain their position and the list will be notated to indicate the applicant is FYI-eligible.

For those referrals not already on the waiting list, HACA will work with DFPS or identified partner agency to ensure they receive and successfully complete a pre-application or application, as applicable. Once the pre-application or application has been completed, HACA will place the referral on the HCV waiting list with the date and time of the original referral and an indication that the referral is FYI-eligible.

Waiting List Selection

The PHA selects eligible youths based on the PHA's regular HCV waiting list selection policies in Chapter 4, including any preferences that may apply.

19-II.F. PHA HCV ELIGIBILITY DETERMINATION [FYI FAQs]

Once an eligible youth is selected from the HCV waiting list, the PHA must determine whether the youth meets HCV program eligibility requirements. Applicants must be eligible under both FYI eligibility requirements and HCV eligibility requirements as outlined in Chapter 3 of this policy.

The PCWA may, but is not obligated to, provide information to the PHA on the youth's criminal history.

HACA Policy

DFPS will not provide information regarding the applicant's criminal history to HACA.

Additional Eligibility Factors

Youth must be no more than 24 years old both at the time of PCWA certification and at the time of the HAP execution. If a youth is 24 at the time of PCWA certification but will turn 25 before the HAP contract is executed, the youth is no longer eligible for a FYI voucher.

HACA Policy

Any applicant that does not meet the eligibility criteria for the HCV program listed in Chapter 3 or any eligibility criteria listed in this section will be notified by HACA in writing following policies in Section 3-III.F, including stating the reasons the applicant was found ineligible and providing an opportunity for an informal review.

19-II.G. LEASE UP [FR Notice 1/24/22]

Once the PHA determines that the family or youth meets HCV eligibility requirements, the youth will be issued an FYI voucher in accordance with PHA policies.

During the family briefing, PHAs must inform the FYI voucher holder of:

- The extension of assistance provisions and requirements;
- The availability of the FSS program and offer them an FSS slot, if available, or offer to place them on the FSS waiting list (provided the PHA has an FSS program); and
- The supportive services available to them, the existence of any other programs or services, and their eligibility for such programs and services. However, participation in supportive services cannot be required as a condition of receiving FYI assistance.

HACA Policy

Eligible applicants will be notified by HACA in writing following policies in Section 3-III.F. of this policy. FYI youth will be briefed individually. The PHA will provide all aspects of the written and oral briefing as outlined in Part I of Chapter 5.

Vouchers will be issued in accordance with HACA policies in Chapter 5, Part II, except that HACA will consider one additional 30-day extension beyond the first automatic extension for any reason, not just those listed in the policy in Section 5-II.E.

Once the youth locates a unit, the PHA conducts all other processes relating to voucher issuance and administration per HCV program regulations and the PHA policy in Chapter 9.

Should a youth fail to use the voucher, the PHA may issue the voucher to another eligible youth if one has been identified [Notice PIH 2021-26].

Turnover [FYI FAQs]

For PHAs awarded FYI Tenant Protection Vouchers (TPVs) under Notice PIH 2019-20 where the recipient of the FYI TPV leaves the program, the PHA may request an FYI voucher under the requirements of Notice PIH 2021-26. (Not applicable to HACA)

For PHAs awarded FYI vouchers under Notices PIH 2020-28 and PIH 2021-26, where the recipient of the FYI voucher leaves the program, the PHA must continue to use the FYI voucher for eligible youth upon turnover. Where there are more eligible youth than available FYI turnover vouchers, the PHA may request an FYI voucher under the requirements of Notice PIH 2021-26. If another eligible youth is not available, the PHA must notify HUD, and HUD will reduce the PHA's HCV assistance to account for the removal of the FYI assistance from the PHA's HCV baseline.

19-IL.H. MAXIMUM ASSISTANCE PERIOD [Notice PIH 2021-26 and FYI FAQs; FR Notice 1/24/22]

Vouchers are limited by statute to a total of between 36 months and 60 months of housing assistance. At the end of the statutory time period, assistance must be terminated. However, any period of time for which no subsidy (HAP) is being paid on behalf of the youth does not count toward the limitation. It is not permissible to reissue another FYI TPV to the same youth upon expiration of their FYI assistance.

Participants do not “age out” of the program. A participant may continue with the program until they have received the period of assistance for which they are eligible. Age limits are only applied for entry into the program.

Extension of Assistance

FYI voucher holders who first leased or lease a unit after December 27, 2020, may be eligible for an extension of assistance up to 24 months beyond the 36-month time limit (for a total of 60 months of assistance).

While FYI voucher holders cannot be required to participate in the Family Self-Sufficiency (FSS) program as a condition of receipt of assistance, an eligible youth who participates in the FSS program and is in compliance with the applicable terms and conditions of the program is entitled to receive assistance for up to an additional 24 months. A FYI voucher holders must accept an FSS slot if it is offered to them prior to the 36-month mark in order to receive an extension of assistance (unless the youth meets one of the statutory exceptions described below).

Statutory Exceptions

FYI voucher holders will be entitled to receive an extension of assistance for up to 24 months beyond the 36-month time limit without participating in the PHA’s FSS program if they certify that they meet one of the exceptions below:

- The FYI voucher holder is a parent or other household member responsible for the care of a dependent child under the age of six or for the care of an incapacitated person.

HACA Policy

HACA and the State of Texas defines *incapacitated person* as

(1) a minor;

(2) an adult who, because of a physical or mental condition, is substantially unable to:

(A) provide food, clothing, or shelter for himself or herself;

(B) care for the person's own physical health; or

(C) manage the person's own financial affairs; or

(3) a person who must have a guardian appointed for the person to receive funds due the person from a governmental source.

. HACA will apply this exception in a manner that provides extensions of FYI assistance to the broadest population possible consistent with the statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

The child or incapacitated person is not required to reside in the household in order for the FYI voucher holder to certify they meet this exception. For example, a child in a joint custody arrangement under the age of six who resides in the household only part time may qualify the FYI voucher holder for this exception.

- The FYI voucher holder is a person who is regularly and actively participating in a drug addiction or alcohol treatment and rehabilitation program.

HACA Policy

HACA will define *regular and active participation* in a manner that provides extensions of FYI voucher holder assistance to the broadest population possible consistent with the statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

- The FYI voucher holder is a person who is incapable of complying with the requirement to participate in a FSS program as described above or engage in education, workforce development, or employment activities as described below, as applicable, due to a documented medical condition.

HACA Policy

HACA will apply this requirement in a manner that provides extensions of FYI voucher holder assistance to the broadest population possible consistent with statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

An FYI voucher holder that meets one of the above exceptions must still be offered an opportunity to enroll in the PHA's FSS program (if it is available to them) and receive any supportive services available to FYI voucher holders. An FYI voucher holder may choose to participate in an FSS program or engage in education, workforce development, or employment activities, even if they meet one of the above statutory exceptions.

Education, Workforce Development, or Employment Activities

If a PHA that carries out an FSS program is unable to offer a FYI voucher holder an FSS slot during their first 36 months of receiving FYI assistance, the FYI voucher holder is considered to have been “unable to enroll” in the program and may have their voucher extended by meeting the education, workforce development, or employment criteria described below:

- The FYI voucher holder was engaged in obtaining a recognized postsecondary credential or a secondary school diploma or its recognized equivalent.

HACA Policy

HACA will use the definitions of *recognized postsecondary credential* and *secondary school diploma or its recognized equivalent* under the Workforce Innovation and Opportunity Act (WIOA). WIOA defines a *recognized postsecondary credential* as a credential consisting of an industry-recognized certificate or certification, a certificate of completion of an apprenticeship, a license recognized by the state involved or federal government, or an associate or baccalaureate degree (29 U.S.C. 3102). Examples of a recognized postsecondary credential include, but are not limited to, an associate’s degree, bachelor’s degree, occupational licensure, or occupational certification (see U.S. Department of Labor, Training and Employment Guidance Letter No. 10–16, Change 1). For the purpose of WIOA, the U.S. Department of Labor defines a *secondary school diploma or its recognized equivalent* as a secondary school diploma (or alternate diploma) that is recognized by a state and that is included for accountability purposes under the Elementary and Secondary Education Act of 1965 (ESEA), as amended by the Every Student Succeeds Act (ESSA). A secondary school equivalency certification signifies that a student has completed the requirement for a high school education. Examples of a secondary school diploma or its recognized equivalent include, but are not limited to, obtaining certification of attaining passing scores on a state-recognized high school equivalency test, earning a secondary school diploma or state-recognized equivalent, or obtaining certification of passing a state-recognized competency-based assessment.

- The FYI voucher holder was enrolled in an *institution of higher education*, as such term is defined in section 101(a) of the Higher Education Act of 1965 (20 U.S.C. 1001(a)) or an institution that meets the definition of a *proprietary institution of higher education* or a *postsecondary vocational institution* under sections 102(b)(1) and (c)(1) of the Higher Education Act of 1965 (20 U.S.C. 1002(b)(1) and (c)(1)), respectively.

HACA Policy

The FYI voucher holder must be enrolled in education activities on at least a half-time basis, as defined by the institution which they attend. However, HACA may make exceptions to this requirement if the FYI voucher holder is unable to enroll in a sufficient number of classes due to a lack of course offerings by the educational institution where they are enrolled.

- The FYI voucher holder was participating in a career pathway, as such term is defined in Section 3 of the Workforce Innovation and Opportunity Act (29 U.S.C. 3102).
- The FYI voucher holder was employed.

HACA Policy

HACA will consider the FYI voucher holder to be employed if they work a minimum of 20 hours per week. HACA may make exceptions to this requirement if the FYI voucher holder's hours are reduced due to circumstances beyond their control or the FYI voucher holder must temporarily reduce their work hours due to a verified family emergency.

FSS Enrollment at 24 Months

If the FYI voucher holder has not been provided an opportunity to enroll in the FSS program during the first 24 months of FYI assistance, HUD encourages the PHA to remind the FYI voucher holder at the 24-month reexamination of the education, workforce development, and employment requirements described above so that they have enough time to meet these requirements prior to the expiration of the 36-month time period for FYI assistance.

HACA Policy

If the FYI voucher holder has not been provided an opportunity to enroll in the FSS program during the first 24 months of FYI assistance, HACA will remind the FYI voucher holder at their second regular reexam of the education, workforce development, and employment requirements described above.

FSS Enrollment Between 36 and 48 Months

If an FSS slot becomes available between the 36-month and 48-month mark:

- The PHA must offer the slot to an FYI voucher holder who had their voucher extended based on meeting the education, workforce development, or employment requirement listed above, or one of the statutory exceptions listed above (even if the FYI voucher holder previously declined an FSS slot because they met one of the statutory exceptions).
- The PHA must work with the FYI voucher holder to determine whether enrollment in FSS is feasible and in their best interest given any education, workforce development, or employment activities that the FYI voucher holder is engaged in and any statutory exceptions that apply to the FYI voucher holder, as well as the remaining time on their voucher.
- If the FYI voucher holder accepts the FSS slot, the PHA must work with them to establish Contract of Participation goals and an Individual Training and Services Plan (ITSP) that can be accomplished within the time period left on the voucher.

If the FYI voucher holder is offered an FSS slot prior to the 36-month mark, the FYI voucher holder:

- Will be required to enroll in the FSS program in order to receive an extension of assistance at the end of the 36-month time period (unless they meet one of the statutory exceptions described above).

- Will not be considered to have been “unable to enroll” in the FSS program, and as a result, will not be eligible to receive an extension of assistance based on meeting the education, workforce development, or employment requirements described above.

FSS Enrollment After 48 Months

The PHA may, but is not required, to offer an FYI voucher holder an FSS slot that becomes available between the 48-month mark and the 60-month mark, since the FYI voucher holder will have already received their second and final extension.

HACA Policy

If an FSS slot becomes available between the 48 and 60-month marks, HACA will not offer the FSS slot to an FYI voucher holder.

Extensions of Assistance

At the 36-month and 48-month reexamination, the PHA must extend FYI assistance if the FYI voucher holder is participating in and in compliance with the FSS program as long as the FYI voucher holder is still eligible for the HCV program.

In any case, the FYI voucher holder cannot receive more than a total of 60 months of FYI assistance even if the FSS Contract of Participation time period extends beyond the voucher 60- month mark.

No FSS Program or Unable to Enroll in FSS

If a PHA does not carry out an FSS program or the FYI voucher holder has been unable to enroll in the program during the first 36 months of receiving FYI assistance, the FYI voucher holder is entitled to receive an extension of assistance for up to two successive 12-month periods beyond the 36-month time limit provided that the FYI voucher holder engaged in at least one of the education, workforce development, or employment activities described above for not less than nine months of the 12-month period preceding each extension. In order to meet the nine months out of the preceding 12 months requirement, the FYI voucher holder may have engaged in one of the education, workforce development, or employment activities described above or a combination of these activities.

Verification Prior to Annual Reexam

In order to provide an extension of assistance, the PHA must verify compliance with the above requirements at the end of the 36-month time period and the 48-month time periods. The PHA does not need to verify compliance with these requirements at the end of the 60-month time period since the maximum length of assistance is 60 months.

To verify compliance with the education, workforce development, or employment requirement or one of the statutory exceptions, the PHA must provide the FYI voucher holder written notification informing them that they

may receive an extension of their FYI assistance and providing instructions on how the FYI voucher holder may demonstrate that they meet one of these conditions. This notification must be provided sufficiently in advance of the end of the 36-month or 48-month time periods, as applicable, to allow the FYI voucher holder to demonstrate that they meet the education, workforce development, or employment requirement, or one of the statutory exceptions, and for the PHA to conduct an annual reexamination prior to the expiration of the FYI assistance.

HACA Policy

HACA will verify compliance with the education, workforce development, or employment requirement, or one of the statutory exceptions, at the end of the 36-month and 48-month time periods prior to the FYI voucher holder's scheduled annual reexamination. HACA will not verify compliance at the end of the 60-month time period.

HACA will provide each FYI voucher holder on the PHA's program with a written notification informing them that they may receive an extension of their FYI assistance if they meet conditions outlined in this chapter and providing them with instructions on how they may demonstrate compliance at least 60 days prior to their scheduled annual reexam date. When necessary, HACA will provide this notification in a format accessible to FYI voucher holders with disabilities and in a translated format for FYI voucher holders with limited English proficiency in accordance with Chapter 2.

HACA will use the following verification methods to verify an FYI voucher holder's eligibility for voucher extensions:

To verify compliance with the FSS requirement, HACA will examine its records to confirm, or obtain confirmation from the HACA's FSS program staff, that the FYI participant is in compliance with FSS program requirements and has not been terminated from the FSS program.

To meet the education, workforce development, or employment requirement, HACA will verify that the FYI voucher holder was engaged in at least one education, workforce development, or employment activity for at least nine months of the 12-month period immediately preceding the end of the 36-month or 48-month time period, as applicable.

Due to the timing of when HACA verifies compliance and conducts the annual reexamination, the FYI voucher holder may have not yet met the nine-month requirement but may be able to demonstrate that they will meet the nine-month requirement as of the end of the 36-month or 48-month time period. In such cases, the FYI voucher holder will still be considered to have met the requirements.

In order for the FYI voucher holder to meet one of the statutory exceptions described above, the FYI voucher holder must submit a certification to HACA that they meet one of these exceptions. This certification is the only documentation that the FYI voucher holder must submit in order to demonstrate that they meet one of the statutory exceptions.

An FYI voucher holder who received an extension of voucher assistance at the end of the 36-month time period based on meeting one of the conditions described in this chapter does not have to meet the same conditions when they reach the end of the 48-month time period. The FYI voucher holder may demonstrate that they meet a different condition in order to receive an extension of their assistance.

If the PHA determines that the FYI voucher holder meets one of the statutory conditions, the PHA would then conduct an annual reexamination. If the annual reexamination determines that the FYI voucher holder is still eligible for the HCV program, the PHA must provide the FYI voucher holder the extension of voucher assistance.

Termination of Assistance for Failure to Meet Conditions

Failure of the FYI voucher holder to meet one of the above conditions will only impact their ability to receive subsequent extensions of assistance. It will not serve as a basis for terminating the FYI assistance prior to the annual reexam.

If the FYI voucher holder does not meet any of the statutory conditions described in in this chapter, the youth is subject to the statutory time limit of 36 months or the time limit of any extension that the youth has already received, and the FYI voucher must be terminated once they reach this time limit. The calculation of the time limit begins from the date the first HAP contract is signed (for tenant-based vouchers) or from the date the FYI voucher holder entered into the initial lease agreement (for project-based vouchers). The number of months is calculated based on the number of months that HAP subsidy is being paid on behalf of the FYI voucher holder, not the number of months that they are in the FYI program. Prior to termination, the PHA must offer the FYI voucher holder the opportunity to request an informal hearing, in accordance with Chapter 16.

19-II.I. TERMINATION OF ASSISTANCE [FYI FAQs]

Termination of a FYI voucher is handled in the same way as with any HCV; therefore, termination of a FYI voucher must be consistent with HCV regulations at 24 CFR Part 982, Subpart L and PHA policies in Chapter 12. Given the statutory time limit that requires FYI vouchers to sunset, a PHA must terminate the youth's assistance once the limit on assistance has expired.

A PHA cannot terminate a FYI youth's assistance for noncompliance with PCWA case management, nor may the PHA terminate assistance for a FYI youth for not accepting services from the PCWA.

The PHA may not transfer the assistance of FYI voucher holders to regular HCV assistance upon the expiration of the limit on assistance. However, the PHA may issue a regular HCV to FYI voucher holders if they were selected from the waiting list in accordance with PHA policies. The PHA may also adopt a waiting list preference for FYI voucher holders who are being terminated for this reason.

HACA Policy

HACA provides a selection preference on HACA's HCV waiting list for FYI voucher holders who are terminated due to the time limit on assistance.

Commented [DS1]: Need to add FYI to the FUP Youth preference.

19-II.J. PORTABILITY [FYI FAQs]

Portability for an FYI youth is handled in the same way as for a regular HCV family. A PHA may not restrict or deny portability for an FYI youth for reasons other than those specified in the HCV program regulations, as reflected in Chapter 10 of the administrative plan.

An FYI youth does not have to port to a jurisdiction that administers FYI vouchers.

If the receiving PHA absorbs the voucher, the PHA may absorb the youth into its regular HCV program if it has vouchers available to do so. If the receiving PHA absorbs the youth into its regular HCV program, that youth becomes a regular HCV participant with none of the limitations of an FYI voucher.

The initial and receiving PHA must work together to initiate termination of assistance upon expiration of the time limit on assistance.

19-II.K. PROJECT-BASING FYI VOUCHERS [FYI FAQs; FR Notice 1/24/22]

The PHA may project-base certain FYI vouchers without HUD approval in accordance with all applicable PBV regulations and PHA policies in Chapter 17. This includes FYI vouchers awarded under Notices PIH 2020-28 and PIH 2021-26. Assistance awarded under Notice PIH 2019-20 is prohibited from being project-based.

HACA Policy

HACA may elect to project-base FYI vouchers.

PART III: VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAM

19-III.A. OVERVIEW

Since 2008, HCV program funding has provided rental assistance under a supportive housing program for homeless veterans. The Veterans Affairs Supportive Housing (VASH) program combines HCV rental assistance with case management and clinical services provided by the Department of Veterans Affairs (VA) at VA medical centers (VAMCs) and Community-Based Outpatient Clinics (CBOCs), or through a designated service provider (DSP) as approved by the VA Secretary. Eligible families are homeless veterans and their families that agree to participate in VA case management and are referred to the VAMC's partner PHA for HCV assistance. The VAMC or DSP's responsibilities include:

- Screening homeless veterans to determine whether they meet VASH program participation criteria;
- Referring homeless veterans to the PHA;
 - The term *homeless veteran* means a veteran who is homeless (as that term is defined in subsection (a) or (b) of Section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302)). See 38 U.S.C. 2002.
- Providing appropriate treatment and supportive services to potential VASH participants, if needed, prior to PHA issuance of a voucher;
- Providing housing search assistance to VASH participants;
- Identifying the social service and medical needs of VASH participants, and providing or ensuring the provision of regular ongoing case management, outpatient health services, hospitalization, and other supportive services as needed throughout the veterans' participation period; and
- Maintaining records and providing information for evaluation purposes, as required by HUD and the VA.

VASH vouchers are awarded noncompetitively based on geographic need and PHA administrative performance. Eligible PHAs must be located within the jurisdiction of a VAMC and in an area of high need based on data compiled by HUD and the VA. When Congress funds a new allocation of VASH vouchers, HUD invites eligible PHAs to apply for a specified number of vouchers.

Generally, the HUD-VASH program is administered in accordance with regular HCV program requirements. However, HUD is authorized to waive or specify alternative requirements to allow PHAs to effectively deliver and administer VASH assistance. Alternative requirements are established in the HUD-VASH Operating Requirements, which were originally published in the Federal Register on May 6, 2008, and updated September 27, 2021.

Unless expressly waived by HUD, all regulatory requirements and HUD directives regarding the HCV program are applicable to VASH vouchers, including the use of all HUD-required contracts and other forms, and all civil rights and fair housing requirements. In addition, the PHA may request additional statutory or regulatory waivers that it determines are necessary for the effective delivery and administration of the program.

The VASH program is administered in accordance with applicable Fair Housing requirements since civil rights requirements cannot be waived under the program. These include applicable authorities under 24 CFR 5.105(a) and 24 CFR 982.53 including, but not limited to, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act, and the Age Discrimination Act and all PHA policies as outlined in Chapter 2 of this document.

When HUD-VASH recipients include veterans with disabilities or family members with disabilities, reasonable accommodation requirements in Part II of Chapter 2 of this policy apply.

19-III.B. REFERRALS [FR Notice 9/27/21 and HUD-VASH Qs and As]

VAMC case managers will screen all families in accordance with VA screening criteria and refer eligible families to the PHA for determination of program eligibility and voucher issuance. The PHA has no role in determining or verifying the veteran's eligibility under VA screening criteria, including determining the veteran's homelessness status. The PHA must accept referrals from the partnering VAMC and must maintain written documentation of referrals in VASH tenant files. Upon turnover, VASH vouchers must be issued to eligible veteran families as identified by the VAMC.

HACA Policy

In order to expedite the screening process, HACA will provide all forms and a list of documents required for the VASH application to the VAMC. Case managers will work with veterans to fill out the forms and compile all documents prior to meeting with HACA and submitting an application. When feasible, the VAMC case manager should email or fax copies of all documents to the PHA prior to the meeting in order to allow HACA time to review them and start a file for the veteran.

After the VAMC has given HACA a complete referral, HACA will perform an eligibility screening within five business days of receipt of a VAMC referral.

19-III.C. HCV PROGRAM ELIGIBILITY [FR Notice 9/27/21]

Eligible participants are homeless veterans and their families who agree to participate in case management from the VAMC.

- A VASH Veteran or veteran family refers to either a single veteran or a veteran with a household composed of two or more related persons. It also includes one or more eligible persons living with the veteran who are determined to be important to the veteran's care or well-being.
- A veteran for the purpose of VASH is a person whose length of service meets statutory requirements, and who served in the active military, naval, or air service, was discharged or released under conditions other than dishonorable, and is eligible for VA health care.

Under VASH, PHAs do not have authority to determine family eligibility in accordance with HCV program rules and PHA policies. The only reasons for denial of assistance by the PHA are failure to meet the income eligibility requirements and/or that a family member is subject to a lifetime registration requirement under a state sex offender registration program. Under portability, the receiving PHA must also comply with these VASH screening requirements.

Social Security Numbers

When verifying Social Security numbers (SSNs) for homeless veterans and their family members, an original document issued by a federal or state government agency, which contains the name and SSN of the individual along with other identifying information of the individual, is acceptable in accordance with Section 7-II.B. of this policy.

In the case of the homeless veteran, the PHA must accept the Certificate of Release or Discharge from Active Duty (DD-214) or the VA-verified Application for Health Benefits (10-10EZ) as verification of SSN and cannot require the veteran to provide a Social Security card. A VA-issued identification card may also be used to verify the SSN of a homeless veteran.

Proof of Age

The DD-214 or 10-10EZ must be accepted as proof of age in lieu of birth certificates or other PHA-required documentation as outlined in Section 7-II.C. of this policy. A VA-issued identification card may also be used to verify the age of a homeless veteran.

Photo Identification

A VA-issued identification card must be accepted in lieu of another type of government-issued photo identification. These cards also serve as verification of SSNs and date of birth.

Income Eligibility

The PHA must determine income eligibility for VASH families in accordance with 24 CFR 982.201 and policies in Section 3-II.A. If the family is over-income based on the most recently published income limits for the family size, the family will be ineligible for HCV assistance.

While income-targeting does not apply to VASH vouchers, the PHA may include the admission of extremely low-income VASH families in its income targeting numbers for the fiscal year in which these families are admitted.

HACA Policy

While income-targeting requirements will not be considered by HACA when families are referred by the partnering VAMC, HACA will include any extremely low-income VASH families that are admitted in its income targeting numbers for the fiscal year in which these families are admitted.

Screening

The PHA may not screen any potentially eligible family members or deny assistance for any grounds permitted under 24 CFR 982.552 and 982.553 with one exception: the PHAs is still required to prohibit admission if any member of the household is subject to a lifetime registration requirement under a state sex offender registration program. Accordingly, with the exception of denial for registration as a lifetime sex offender under state law and PHA policies on how sex offender screenings will be conducted, PHA policy in Sections 3-III.B. through 3-III.E. do not apply to VASH. The prohibition against screening families for anything other than lifetime sex offender status applies to all family members, not just the veteran.

If a family member is subject to lifetime registration under a state sex offender registration program, the remaining family members may be served if the family agrees to remove the sex offender from its family composition. This is true unless the family member subject to lifetime registration under a state sex offender registration program is the homeless veteran, in which case the family would be denied admission to the program [New HCV GB, HUD-VASH, p. 6].

Denial of Assistance [Notice PIH 2008-37]

Once a veteran is referred by the VAMC, the PHA must either issue a voucher or deny assistance. If the PHA denies assistance, it must provide the family with prompt notice of the decision and a brief statement of the reason for denial in accordance with Section 3-III.F. Like in the standard HCV program, the family must be provided with the opportunity for an informal review in accordance with policies in Section 3-III.F. In addition, a copy of the denial notice must be sent to the VAMC case manager.

19-III.D. CHANGES IN FAMILY COMPOSITION**Adding Family Members [FR Notice 9/27/21]**

When adding a family member after the family has been admitted to the program, PHA policies in Section 3-II.B. apply. Other than the birth, adoption, or court-awarded custody of a child, the PHA must approve additional family members and will apply its regular screening criteria in doing so.

Remaining Family Members [HUD-VASH Qs and As]

If the homeless veteran dies while the family is being assisted, the voucher would remain with the remaining members of the tenant family. The PHA may use one of its own regular vouchers, if available, to continue assisting this family and free up a VASH voucher for another VASH-eligible family. If a regular voucher is not available, the family would continue utilizing the VASH voucher. Once the VASH voucher turns over, however, it must go to a homeless veteran family.

Family Break Up [HUD-VASH Qs and As]

In the case of divorce or separation, since the set-aside of VASH vouchers is for veterans, the voucher must remain with the veteran. This overrides the PHA's policies in Section 3-I.C. on how to determine who remains in the program if a family breaks up.

19-III.E. LEASING [FR Notice 9/27/21]**Waiting List**

The PHA does not have the authority to maintain a waiting list or apply local preferences for HUD-VASH vouchers. Policies in Chapter 4 relating to applicant selection from the waiting list, local preferences, special admissions, cross-listing, and opening and closing the waiting list do not apply to VASH vouchers.

Exception Payment Standards

To assist VASH participants in finding affordable housing, especially in competitive markets, HUD allows PHAs to establish a HUD-VASH exception payment standard. PHAs may go up to but no higher than 120 percent of the published area-wide fair market rent (FMR) or small area fair market rent (SAFMR) specifically for VASH families. PHAs who want to establish a VASH exception payment standard over 120 percent must still request a waiver from HUD through the regular waiver process outlined in Notice PIH 2018-16.

HACA Policy

HACA ~~will~~may establish a HUD-VASH exception payment standard at 120% of the published area-wide FMR.

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Voucher Issuance

Unlike the standard HCV program which requires an initial voucher term of at least 60 days, VASH vouchers must have an initial search term of at least 120 days. PHA policies on extensions as outlined in Section 5-II.E. will apply.

HACA Policy

All VASH vouchers will have an initial term of 120 calendar days.

The family must submit a Request for Tenancy Approval and proposed lease within the 120-day period unless HACA grants an extension.

The PHA must track issuance of HCVs for families referred by the VAMC or DSP in PIC as required in Notice PIH 2011-53.

Initial Lease Term

Unlike in the standard the HCV program, VASH voucher holders may enter into an initial lease that is for less than 12 months. Accordingly, PHA policy in Section 9-I.E., Term of Assisted Tenancy, does not apply.

Ineligible Housing [FR Notice 6/18/14]

Unlike in the standard HCV program, VASH families are permitted to live on the grounds of a VA facility in units developed to house homeless veterans. This applies to both tenant-based assistance and PBV. Therefore, 24 CFR

982.352(a)(5) and 983.53(a)(2), which prohibit units on the physical grounds of a medical, mental, or similar public or private institution, do not apply to VASH for this purpose only. Accordingly, PHA policy in 9-I.D., Ineligible Units, does not apply for this purpose only.

HQS Pre-Inspections

To expedite the leasing process, PHAs may pre-inspect available units that veterans may be interested in leasing in order to maintain a pool of eligible units. If a VASH family selects a unit that passed an HQS inspection (without intervening occupancy) within 45 days of the date of the Request for Tenancy Approval (Form HUD-52517), the unit may be approved if it meets all other conditions under 24 CFR 982.305. However, the veteran must be free to select their unit and cannot be steered to these units.

HACA Policy

To expedite the leasing process, HACA may pre-inspect available units that veterans may be interested in leasing to maintain a pool of eligible units. If a VASH family selects a unit that passed a HQS pre-inspection (without intervening occupancy) within 45 days of the date of the RTA, the unit may be approved provided that it meets all other conditions under 24 CFR 982.305. The veteran will be free to select their unit.

When a pre-inspected unit is not selected, HACA will make every effort to fast-track the inspection process, including adjusting the normal inspection schedule for both initial and any required reinspections.

19-III.F. PORTABILITY [FR Notice 9/27/21 and Notice PIH 2011-53]**General Requirements**

Portability policies under VASH depend on whether the family wants to move within or outside of the initial VA facility's catchment area (the area in which the VAMC or DSP operates). In all cases, the initial VA facility must be consulted prior to the move and provide written confirmation that case management will continue to be provided in the family's new location. VASH participant families may only reside in jurisdictions that are accessible to case management services, as determined by case managers at the partnering VAMC or DSP.

Under VASH, applicant families may move under portability even if the family did not have legal residency in the jurisdiction of the initial PHA when they applied. As a result, PHA policies in Section 10-II.B. about nonresident applicants do not apply.

If the family no longer requires case management, there are no portability restrictions. Normal portability rules apply.

Portability within the Initial VAMC or DSP's Catchment Area

A VASH family can move within the VAMC's catchment area as long as case management can still be provided, as determined by the VA. If the initial PHA's partnering VAMC will still provide the case management services, the receiving PHA must process the move in accordance with portability procedures:

- If the receiving PHA has been awarded VASH vouchers, it can choose to either bill the initial PHA or absorb the family if it has a VASH voucher available to do so.
- If the PHA absorbs the family, the VAMC or DSP providing the initial case management must agree to the absorption and the transfer of case management.
- If the receiving PHA does not administer a VASH program, it must always bill the initial PHA.

Portability Outside of the Initial VAMC or DSP's Catchment Area

If a family wants to move to another jurisdiction where it will not be possible for the initial PHA's partnering VAMC or DSP to provide case management services, the initial VAMC or DSP must first determine that the VASH family could be served by another VAMS or DSP that is participating in the VASH program, and the receiving PHA has an available VASH voucher.

In these cases, the family must be absorbed by the receiving PHA either as a new admission or as a portability move-in, as applicable. Upon absorption, the initial PHA's VASH voucher will be available to lease to a new VASH-eligible family, and the absorbed family will count toward the number of VASH slots awarded to the receiving PHA.

Portability Outside of the Initial VAMC or DSP's Catchment Area under VAWA

Veterans who request to port beyond the catchment area of the VAMC or DSP where they are receiving case management to protect the health or safety of a person who is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, and who reasonably believes they are threatened with imminent harm from further violence by remaining in the unit may port prior to receiving approval from the receiving VAMC or DSP. The initial PHA must follow its emergency transfer plan (see Exhibit 16-3). PHAs may require verbal self-certification or a written request from a participant seeing a move beyond the catchment area of the VAMC or DSP.

The verbal self-certification or written request must include either a statement expressing why the participant reasonably believes that there is a threat of imminent harm from further violence if they were to remain in the same unit or a statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-day period preceding the participants request for the move.

The participant must still port to a PHA that has a VASH program. If the receiving PHA does not have a VASH voucher available to lease, they may bill the initial PHA until a VASH voucher is available, at which point the porting veteran must be absorbed into the receiving PHA's program.

19-III.G. TERMINATION OF ASSISTANCE [FR Notice 9/27/21]

With the exception of terminations for failure to receive case management, HUD has not established any alternative requirements for termination of assistance for VASH participants. However, prior to terminating VASH participants, HUD strongly encourages PHAs to exercise their discretion under 24 CFR 982.552(c)(2) as outlined in Section 12-II.D. of this policy and consider all relevant circumstances of the specific case. This includes granting reasonable accommodations for persons with disabilities, as well as considering the role of the case manager and the impact that ongoing case management services can have on mitigating the conditions that led to the potential termination.

VASH participant families may not be terminated after admission for a circumstance or activities that occurred prior to admission and were known to the PHA but could not be considered at the time of admission due to VASH program requirements. The PHA may terminate the family's assistance only for program violations that occur after the family's admission to the program.

Cessation of Case Management

As a condition of receiving HCV rental assistance, a HUD-VASH-eligible family must receive case management services from the VAMC or DSP. A VASH participant family's assistance must be terminated for failure to participate, without good cause, in case management as verified by the VAMC or DSP.

However, a VAMC or DSP determination that the participant family no longer requires case management is not grounds for termination of voucher or PBV assistance. In such a case, at its option, the PHA may offer the family continued assistance through one of its regular vouchers. If the PHA has no voucher to offer, the family will retain its VASH voucher or PBV unit until such time as the PHA has an available voucher for the family.

VAWA [FR Notice 9/27/21]

When a veteran's family member is receiving protection under VAWA because the veteran is the perpetrator of domestic violence, dating violence, sexual assault, or stalking, the victim must continue to be assisted. Upon termination of the perpetrator's VASH assistance, the victim must be given a regular HCV if one is available, and the perpetrator's VASH voucher must be used to serve another eligible veteran family. If a regular HCV is not available, the perpetrator must be terminated from assistance and the victim will continue to use the VASH voucher.

19-III.H. PROJECT-BASING VASH VOUCHERS

General Requirements [Notice PIH 2017-21 and FR Notice 9/27/21]

PHAs are authorized to project-base their tenant-based VASH vouchers without additional HUD review or approval in accordance with Notice PIH 2017-21 and all PBV program requirements provided that the VAMC will continue to make supportive services available. In addition, since 2010, HUD has awarded VASH vouchers specifically for project-based assistance in the form of PBV HUD-VASH set-aside vouchers. While these vouchers are excluded from the PBV program cap as long as they remain under PBV HAP contract at the designated project, all other VASH vouchers are subject to the PBV program percentage limitation discussed in Section 17-I.A. Note that VASH supportive services only need to be provided to VASH families receiving PBV assistance in the project, not all families receiving PBV assistance in the project. If a VASH family does not require or no longer requires case management, the unit continues to count as an excepted PBV unit as long as the family resides in the unit.

If the PHA project-bases VASH vouchers, the PHA must consult with the partnering VAMC or DSP to ensure approval of the project or projects. PHAs may project-base VASH vouchers in projects alongside other PBV units and may execute a single HAP contract covering both the VASH PBVs and the other PBVs. The PHA must refer only VASH families to PBV units exclusively made available to VASH families and to PBV units funded through a HUD set-aside award.

If a VASH family is referred to the PHA and there is an available PBV unit that is not exclusively made available to VASH families, the PHA may offer to refer the family to the owner if allowable under the selection policy for that project, and the owner and PHA may amend the HAP contract to designate the PBV unit as a VASH PBV unit.

The PHA and owner may agree to amend a PBV HAP contract to redesignate a regular PBV unit as a unit specifically designated for VASH families so long as the PHA first consults with the VAMC or DSP. Additionally, the PHA and owner may agree to amend a PBV HAP contract to redesignate a unit specifically designated for VASH families as a regular PBV unit, so long as the unit is not funded through a VASH PBV set-aside award and is eligible for regular PBV (i.e., the unit is not on the grounds of a medical facility and the unit is eligible under the PHA's program and project caps).

Policies for VASH PBV units will generally follow PHA policies for the standard PBV program as listed in Chapter 17, with the exception of the policies listed below.

Failure to Participate in Case Management [FR Notice 9/27/21]

Upon notification by the VAMC or DSP of the family's failure to participate, without good cause, in case management, the PHA must provide the family a reasonable time period to vacate the unit. The PHA must terminate assistance to the family at the earlier of either the time the family vacates or the expiration of the reasonable time period given to vacate.

HACA Policy

Upon notification by the VAMC or DSP that a VASH PBV family has failed to participate in case management without good cause, HACA will provide written notice of termination of assistance to the family and the owner within 10 business days. The family will be given 60 days from the date of the notice to move out of the unit.

HACA may make exceptions to this 60-day period if needed for reasons beyond the family's control such as death, serious illness, or other medical emergency of a family member.

If the family fails to vacate the unit within the established time, the owner may evict the family. If the owner does not evict the family, the PHA must remove the unit from the HAP contract or amend the HAP contract to substitute a different unit in the project if the project is partially assisted. The PHA may add the removed unit to the HAP contract after the ineligible family vacates the property.

Moves [HUD-VASH Qs and As, FR Notice 9/27/21]

When a VASH PBV family is eligible to move from its PBV unit in accordance with Section 17-VIII.C. of this policy, but there is no other comparable tenant-based rental assistance, the following procedures must be implemented:

- If a VASH tenant-based voucher is not available at the time the family wants (and is eligible) to move, the PHA may require a family who still requires case management to wait for a VASH tenant-based voucher for a period not to exceed 180 days;
- If a VASH tenant-based voucher is still not available after that period, the family must be allowed to move with its VASH voucher. Alternatively, the PHA may allow the family to move with its VASH voucher without having to meet this 180-day period. In either case, the PHA is required to replace the assistance in the PBV unit with one of its regular vouchers, unless the PHA and owner agree to temporarily remove the unit from the HAP contract; and
- If a VASH veteran is determined to no longer require case management, the PHA must allow the family to move with the first available tenant-based voucher if not VASH voucher is immediately available and cannot require the family to wait for a VASH voucher to become available.

PART IV: MAINSTREAM VOUCHER PROGRAM

19-IV.A. PROGRAM OVERVIEW [Notice PIH 2020-01]

Mainstream vouchers assist non-elderly persons with disabilities and their families in the form of either project-based or tenant-based voucher assistance.

Aside from separate funding appropriations and serving a specific population, Mainstream vouchers follow the same program requirements as standard vouchers. The PHA does not have special authority to treat families that receive a Mainstream voucher differently from other applicants and participants. For example, the PHA cannot apply different payment standards, establish conditions for allowing portability, or apply different screening criteria to Mainstream families.

The Mainstream voucher program, (previously referred to as the Mainstream 5-Year program or the Section 811 voucher program) was originally authorized under the National Affordable Housing Act of 1990. Mainstream vouchers operated separately from the regular HCV program until the passage of the Frank Melville Supportive Housing Investment Act of 2010. Funding for Mainstream voucher renewals and administrative fees was first made available in 2012. In 2017 and 2019, incremental vouchers were made available for the first time since the Melville Act (in addition to renewals and administrative fees), and PHAs were invited to apply for a competitive award of Mainstream vouchers under the FY17 and FY19 NOFAs. In 2020, Notice PIH 2020-22 provided an opportunity for any PHA administering an HCV program to apply for Mainstream vouchers noncompetitively, while Notice PIH 2020-09 authorized an increase in Mainstream voucher units and budget authority for those PHAs already awarded Mainstream vouchers under the FY17 and FY19 NOFAs.

Funds for Mainstream vouchers may be recaptured and reallocated if the PHA does not comply with all program requirements or fails to maintain a utilization rate of 80 percent for the PHA's Mainstream vouchers.

19-IV.B. ELIGIBLE POPULATION [Notice PIH 2020-01 and Notice PIH 2020-22]

All Mainstream vouchers must be used to serve non-elderly persons with disabilities and their families, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old as of the effective date of the initial HAP contract. The eligible disabled household member does not need to be the head of household.

The definition of person with disabilities for purposes of Mainstream vouchers is the statutory definition under section 3(b)(3)(E) of the 1937 Act, which is the same as is used for allowances and deductions in the HCV program and is provided in Exhibit 3-1 of this policy.

Existing families receiving Mainstream vouchers, where the eligible family member is now age 62 or older, will not “age out” of the program as long as the family was eligible on the day it was first assisted under a HAP contract.

The PHA may not implement eligibility screening criteria for Mainstream vouchers that is different from that of the regular HCV program.

19-IV.C. PARTNERSHIP AND SUPPORTIVE SERVICES [Notice PIH 2020-01]

PHAs are encouraged but not required to establish formal and informal partnerships with a variety of organizations that assist persons with disabilities to help ensure eligible participants find and maintain stable housing.

HACA Policy

The PHA will implement a Mainstream program, in partnership with *Integral Care*, *ARCIL*, and other agencies throughout the Austin/Travis County Continuum of Care.

19-IV.D. WAITING LIST ADMINISTRATION

General Waiting List Requirements [Notice PIH 2020-01 and Mainstream Voucher Basics Webinar, 10/15/20]

PHAs must not have a separate waiting list for Mainstream voucher assistance since the PHA is required by the regulations to maintain one waiting list for tenant-based assistance [24 CFR 982.204(f)]. All PHA policies on opening, closing, and updating the waiting list, as well as waiting list preferences in Chapter 4, apply to the Mainstream program.

When the PHA is awarded Mainstream vouchers, these vouchers must be used for new admissions to the PHA's program from the waiting list. The PHA must lease these vouchers by pulling the first Mainstream-eligible family from its tenant-based waiting list. PHAs are not permitted to reassign existing participants to the program in order to make regular tenant-based vouchers available. Further, the PHA may not skip over Mainstream-eligible families on the waiting list because the PHA is serving the required number of Mainstream families.

Upon turnover, vouchers must be provided to Mainstream-eligible families. If a Mainstream turnover voucher becomes available, the PHA must determine if the families at the top of the waiting list qualify under program requirements.

Admission Preferences [Notice PIH 2020-01; FY17 Mainstream NOFA; FY19 Mainstream NOFA]

If the PHA claimed points for a preference in a NOFA application for Mainstream vouchers, the PHA must adopt a preference for at least one of the targeted groups identified in the NOFA.

HACA Policy

HACA claimed a preference for a targeted group as part of an application for Mainstream vouchers under a NOFA. The PHA will offer the following preference:

Non-Elderly Disabled Preference for those transitioning from institutions or are homeless: HACA will provide a preference in its administrative plan for non-elderly persons with disabilities transitioning out of institutional and other congregate settings, or who are non-elderly persons with disabilities who are homeless.

19-IV.E. PORTABILITY [Notice PIH 2020-01 and Mainstream Voucher Basics Webinar, 10/15/20]

Mainstream voucher participants are eligible for portability under standard portability rules and all PHA policies regarding portability in Chapter 10, Part II apply to Mainstream families.

The following special considerations for Mainstream vouchers apply under portability:

- If the receiving PHA has a Mainstream voucher available, the participant may remain a Mainstream participant.
 - If the receiving PHA chooses to bill the initial PHA, then the voucher will remain a Mainstream voucher.
 - If the receiving PHA chooses to absorb the voucher, the voucher will be considered a regular voucher, or a Mainstream voucher if the receiving PHA has a Mainstream voucher available, and the Mainstream voucher at the initial PHA will be freed up to lease to another Mainstream-eligible family.
- If the receiving PHA does not have a Mainstream voucher available, the participant may receive a regular voucher.

19-IV.F. PROJECT-BASING MAINSTREAM VOUCHERS [FY19 Mainstream Voucher NOFA Q&A]

The PHA may project-base Mainstream vouchers in accordance with all applicable PBV regulations and PHA policies in Chapter 17. PHAs are responsible for ensuring that, in addition to complying with project-based voucher program requirements, the project complies with all applicable federal nondiscrimination and civil rights statutes and requirements. This includes, but is not limited to, Section 504 of the Rehabilitation Act (Section 504), Titles II or III of the Americans with Disabilities (ADA), and the Fair Housing Act and their implementing regulations at 24 CFR Part 8; 28 CFR Parts 35 and 36; and 24 CFR Part 100. Mainstream vouchers are subject to the PBV program percentage limitation discussed in Section 17-I.A.

PART IV: NON-ELDERLY DISABLED (NED) VOUCHERS

19-V.A. PROGRAM OVERVIEW [Notice PIH 2013-19]

NED vouchers help non-elderly disabled families lease suitable, accessible, and affordable housing in the private market. Aside from separate funding appropriations and serving a specific population, NED vouchers follow the same program requirements as standard vouchers. The PHA does not have special authority to treat families that receive a NED voucher differently from other applicants and participants.

Some NED vouchers are awarded to PHAs through competitive NOFAs. The NOFA for FY2009 Rental Assistance for NED made incremental funding available for two categories of NED families:

- **Category 1** vouchers enable non-elderly persons or families with disabilities to access affordable housing on the private market.
- **Category 2** vouchers enable non-elderly persons with disabilities currently residing in nursing homes or other healthcare institutions to transition into the community. PHAs with NED Category 2 vouchers were required to partner with a state Medicaid or health agency or the state Money Follows the Person (MFP) Demonstration agency.

Since 1997, HCVs for NED families have been also awarded under various special purpose HCV programs: Rental Assistance for Non-Elderly Persons with Disabilities in Support of Designated Housing Plans (Designated Housing), Rental Assistance for Non-Elderly Persons with Disabilities Related to Certain Types of Section 8 Project-Based Developments (Certain Developments), One-Year Mainstream Housing Opportunities for Persons with Disabilities, and the Project Access Pilot Program (formerly Access Housing 2000).

- **Designated Housing** vouchers enable non-elderly disabled families, who would have been eligible for a public housing unit if occupancy of the unit or entire project had not been restricted to elderly families only through an approved Designated Housing Plan, to receive rental assistance. These vouchers may also assist non-elderly disabled families living in a designated unit/project/building to move from that project if they so choose. The family does not have to be listed on the PHA's voucher waiting list. Instead, they may be admitted to the program as a special admission. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.

- **Certain Developments** vouchers enable non-elderly families having a person with disabilities, who do not currently receive housing assistance in certain developments where owners establish preferences for, or restrict occupancy to, elderly families, to obtain affordable housing. These non-elderly families with a disabled person do not need to be listed on the PHA's HCV waiting list in order to be offered and receive housing choice voucher rental assistance. It is sufficient that these families' names are on the waiting list for a covered development at the time their names are provided to the PHA by the owner. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.
- **One-Year Mainstream Housing Opportunities for Persons with Disabilities (One-Year Mainstream)** vouchers enable non-elderly disabled families on the PHA's waiting list to receive a voucher. After initial leasing, turnover vouchers must be issued to non-elderly disabled families from the PHA's voucher waiting list.

19-V.B. ELIGIBLE POPULATION

General Requirements [Notice PIH 2013-19]

Only eligible families whose head of household, spouse, or cohead is non-elderly (under age 62) and disabled may receive a NED voucher. Families with only a minor child with a disability are not eligible.

In cases where the qualifying household member now qualifies as elderly due to the passage of time since the family received the NED voucher, existing NED participant families do not "age out," as the family was eligible on the day it was first assisted under a housing assistance payments (HAP) contract.

The definition of person with disabilities for purposes of NED vouchers is the statutory definition under Section 3(b)(3)(E) of the 1937 Act, which is the same as is used for allowances and deductions in the HCV program and is provided in Exhibit 3-1 of this policy.

The PHA may not implement eligibility screening criteria for NED vouchers that is different from that of the regular HCV program.

NED Category 2 [Notice PIH 2013-19 and NED Category 2 FAQs]

In addition to being eligible for the PHA's regular HCV program and a non-elderly person with a disability, in order to receive a Category 2 voucher, the family's head, spouse, cohead, or sole member must be transitioning from a nursing home or other healthcare institution and provided services needed to live independently in the community.

Nursing homes or other healthcare institutions may include intermediate care facilities and specialized institutions that care for those with intellectual disabilities, developmentally disabled, or mentally ill, but do not include board and care facilities (e.g., adult homes, adult day care, adult congregate living).

The PHA cannot limit who can apply to just those persons referred or approved by a Money Follows the Person (MFP) Demonstration agency or state health agency. Other individuals could be placed on the waiting list if they can show, with confirmation by an independent agency or organization that routinely provides such services (this can be the MFP or partnering agency, but need not be), that the transitioning individual will be provided with all necessary services, including care or case management.

For each Category 2 family, there must be documentation (e.g., a copy of a referral letter from the partnering or referring agency) in the tenant file identifying the institution where the family lived at the time of voucher issuance.

19-V.C. WAITING LIST

General Requirements [Notice PIH 2013-19]

Families must be selected for NED vouchers from the PHA's waiting list in accordance with all applicable regulations and PHA policies in Chapter 4.

Regardless of the number of NED families the PHA is required to serve, the next family on the waiting list must be served. Further, the PHA may not skip over NED-eligible families on the waiting list because the PHA is serving the required number of NED families.

NED Category 2 Referrals [NED Category 2 FAQs]

For NED Category 2 families, the partnering agency may make referrals of eligible families to the PHA for placement on the waiting list. The PHA will then select these families from the waiting list for voucher issuance. Because language in the NOFA established that vouchers awarded under the NOFA must only serve non-elderly disabled families transitioning from institutions, the PHA does not need to establish a preference in order to serve these families ahead of other families on the PHA's waiting list.

PHAs must accept applications from people living outside their jurisdictions or from people being referred from other Medicaid or MFP service agencies in their state.

If the PHA's waiting list is closed, the PHA must reopen its waiting list to accept referrals from its partnering agency. When opening the waiting list, PHAs must advertise in accordance with 24 CFR 982.206 and PHA policies in Section 4-II.C. In addition, the PHA must ensure that individuals living in eligible institutions are aware when the PHA opens its waiting list by reaching out to social service agencies, nursing homes, intermediate care facilities and specialized institutions in the local service area.

Reissuance of Turnover Vouchers [Notice PIH 2013-19]

All NED turnover vouchers must be reissued to the next NED family on the PHA's waiting list with the following exception: A Category 2 voucher must be issued to another Category 2 family upon turnover if a Category 2 family is on the PHA's waiting list. If there are no Category 2 families on the PHA's waiting list, the PHA must contact its partnering agency as well as conduct outreach through appropriate social service agencies and qualifying institutions to identify potentially eligible individuals. Only after all means of outreach have been taken to reach Category 2 families can the PHA reissue the voucher to another Category 2 NED family on the PHA's waiting list. Any subsequent turnover of that voucher must again be used for a Category 2 family on the PHA's waiting list, and the PHA is under the same obligation to conduct outreach to Category 2 families if no such families are on the PHA's waiting list.

For PHAs that received both Category 1 and Category 2 vouchers, if at any time the PHA is serving fewer Category 2 families than the number of Category 2 HCVs awarded under the NOFA, when a Category 2 family applies to the waiting list and is found eligible, the PHA must issue the next NED voucher to that family. HUD monitors the initial leasing and reissuance of Category 2 HCVs. These vouchers may be recaptured and reassigned if not leased properly and in a timely manner.

All NED vouchers should be affirmatively marketed to a diverse population of NED-eligible families to attract protected classes least likely to apply. If at any time following the turnover of a NED HCV a PHA believes it is not practicable to assist NED families, the PHA must contact HUD.

19-V.D. LEASE UP [Notice PIH 2013-19]

Briefings

In addition to providing families with a disabled person a list of accessible units known to the PHA, HUD encourages, but does not require, PHAs to provide additional resources to NED families as part of the briefing.

HACA Policy

HACA's referral partners will provide NED families with housing search assistance and other support services or referrals to support services.

Voucher Term

While the PHA is not required to establish different policies for the initial term of the voucher for NED vouchers, HUD has encouraged PHAs with NED vouchers to be generous in establishing reasonable initial search terms and subsequent extensions for families with a disabled person.

HACA Policy

All NED vouchers will have an initial term of 120 calendar days.

The family must submit a Request for Tenancy Approval and proposed lease within the 120-day period unless the PHA grants an extension.

All other HACA policies on extensions and suspension of vouchers in Section 5-II.E. will apply.

Special Housing Types [Notice PIH 2013-19 and NED Category 2 FAQs]

In general, a PHA is not required to permit families to use any of the special housing types and may limit the number of families using such housing. However, the PHA must permit the use of a special housing type if doing so provides a reasonable accommodation so that the program is readily accessible to and usable by a person with disabilities.

Such special housing types include single room occupancy housing, congregate housing, group homes, shared housing, cooperative housing, and manufactured homes when the family owns the home and leases the manufactured home space.

Persons with disabilities transitioning out of institutional settings may choose housing in the community that is in a group or shared environment or where some additional assistance for daily living is provided for them on site. Under HUD regulations, group homes and shared housing are considered special housing types and are not excluded as an eligible housing type in the HCV program. Assisted living facilities are also considered eligible housing under the normal HCV program rules, as long as the costs for meals and other supportive services are not included in the housing assistance payments (HAP) made by the PHA to the owner, and as long as the person does not need continual medical or nursing care.

19-V.E. PORTABILITY [NED Category 2 FAQs]

NED voucher participants are eligible for portability under standard portability rules and all PHA policies regarding portability in Chapter 10, Part II apply to NED families. However, the PHA may, but is not required to, allow applicant NED families to move under portability, even if the family did not have legal residency in the initial PHA's jurisdiction when they applied.

HACA Policy

If neither the head of household nor the spouse or cohead of a NED applicant family had a domicile (legal residence) in HACA's jurisdiction at the time that the family's initial application for assistance was submitted, the family must lease a unit within HACA's jurisdiction for at least 12 months before requesting portability.

HACA will consider exceptions to this policy for purposes of reasonable accommodation (see Chapter 2) or reasons related to domestic violence, dating violence, sexual assault, or stalking.

PLANNING COUNCIL

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RAP Representative

Sonja Burns
Community Representative

Jennifer Carter
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American YouthWorks

Helen Gaebler, JD
UT School of Law

Juanita Garcia
Travis Co. Public Defender

Mia Greer, RN, BSN, CLIA
Community Coalition for Health

Darwin Hamilton
Community Representative

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Cathy McLaugherty
Travis Co. Justice & Public Safety

Kaleigh Phelan
Capital Area Private Defender Service

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Travis County Adult Probation

Hank Perret
Community Representative

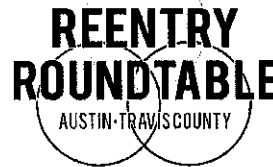
Joe A. Ramirez
Texas Veterans Commission

Paola Silvestre
Indeed

Louella Tate, Ph.D.
Community Representative

Peter Valdez, LMSW
City of Austin Community Court

Alex Villarreal, LPC
Integral Care



Austin-Travis County Reentry Roundtable

*Building Successful Strategies for
Reentry and Reintegration in Austin/Travis County, Texas*
www.reentryroundtable.org

Mr. Michael Gerber, President and CEO
Housing Authority of the City of Austin
1124 South IH-35
Austin, Texas 78704
Delivered to: executive@hacanet

November 21st, 2022

Dear Mr. Gerber:

The Austin/Travis County Reentry Roundtable welcomes the opportunity to submit written comments on the proposed changes to HACA's Housing Choice Voucher (HCV) Administrative Plan. The Roundtable applauds HACA for its proposed action to revise the HCV criminal screening criteria policy to only include federal mandatory denial language and remove other previous reasons for admissions denial for criminal activity. This action will substantially increase access to housing for individuals who live with a criminal history and their families, which will also decrease racial and ethnic disparities in our community.

The Roundtable acknowledges that HACA is mandated by federal law to include mandatory denial language per 24 CFR 982.553 (a) in the HCV Administrative Plan. The suggestions below are offered with regard to clarifying the overarching intent and discretionary aspects of the required standards to prohibit admission:

- 1) The Roundtable suggests that HACA add an initial statement before the mandatory denials that clarifies that it aims to screen applicants fairly and in a manner that seeks to eliminate disparate impact for persons and families of color who are overrepresented in the criminal justice system. The language used in the Seattle HCV Administrative Plan could be used as an example:

SHA recognizes the need to ensure a healthy, safe and peaceful living environment in communities within which its families are leasing up. Police reports, criminal background, and other reports provide useful information to determine patterns of criminal activity. In addition, SHA recognizes that arrest and incarceration rates have risen to unprecedented levels in the last 20 years, and the data demonstrates disproportionately higher rates of incarceration for persons of color and from lower socio-economic backgrounds. SHA believes that policies which automatically deny persons with a criminal history is a social justice issue, poses a barrier to affordable housing, and can contribute to systemic homelessness.

- 2) The Roundtable suggests that HACA clarify in this section that it will not deny an application solely on the basis of an arrest.

- 3) The Roundtable suggests that HACA clarify to the greatest extent possible what information it will take into account when determining that any household member is currently engaging in illegal use of a drug or determining that it has reasonable cause to believe that a household member's illegal drug use or a pattern of illegal drug use may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents, as well as what information a resident or family could submit to demonstrate that the criminal behavior reported is inaccurate. The Roundtable proposes inclusion of the following language:

HACA may deny an applicant admission to the HCV program based on that applicant's alleged current use of illegal drugs only if such alleged use is the basis of a felony prosecution and is affirmatively determined by HACA to pose an imminent risk to the health and safety of existing residents. In this instance, applicants will be provided the opportunity to offer evidence of enrollment or successful completion in a HACA-approved treatment program within the past 12 months and any other evidence in opposition to HACA's decision to deny admission based on this criteria.

Please feel free to contact me should you have any questions or need additional information.

Sincerely,

Melissa Shearer

Melissa Shearer

Vice Chair

exec@reentryroundtable.org

Signature: Melissa Shearer
Melissa Shearer (Nov 21, 2022 13:38 CST)

Email: melissa.shearer@traviscountytx.gov

RRT Response to HACA Public Comment Period 112122

Final Audit Report

2022-11-21

Created:	2022-11-21
By:	Kelly Nichols (kelly@woollardnichols.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAKEm1IVMLDr6tZn9zY-xnOZ_os_zT_fXa

"RRT Response to HACA Public Comment Period 112122" History

-  Document created by Kelly Nichols (kelly@woollardnichols.com)
2022-11-21 - 7:00:59 PM GMT- IP address: 71.199.66.125
-  Document emailed to melissa.shearer@traviscountytx.gov for signature
2022-11-21 - 7:01:47 PM GMT
-  Email viewed by melissa.shearer@traviscountytx.gov
2022-11-21 - 7:38:06 PM GMT- IP address: 198.214.211.101
-  Signer melissa.shearer@traviscountytx.gov entered name at signing as Melissa Shearer
2022-11-21 - 7:38:55 PM GMT- IP address: 198.214.211.101
-  Document e-signed by Melissa Shearer (melissa.shearer@traviscountytx.gov)
Signature Date: 2022-11-21 - 7:38:57 PM GMT - Time Source: server- IP address: 198.214.211.101
-  Agreement completed.
2022-11-21 - 7:38:57 PM GMT

Attachment 3





Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Public Comment: HCV Administrative Plan

1 message

Executive Admin <executive@hacanet.org>

Thu, Oct 27, 2022 at 9:40 AM

To: Lisa Garcia <lisag@hacanet.org>

Hi, Lisa. This Comment came through the executive email.

Kelly

----- Forwarded message -----

From: **Taylor M Cook** <taylormcook@utexas.edu>

Date: Wed, Oct 26, 2022 at 6:46 PM

Subject: [External Sender] Public Comment: HCV Administrative Plan

To: executive@hacanet.org <executive@hacanet.org>

Hi,

I wanted to voice my support for minimizing the look back period for voucher eligibility. If someone has done their time it is not our place to add to their sentence and go beyond what HUD mandates.

Thank you,

Taylor



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] House people criminal backgrounds to the greatest extent possible

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 1:45 PM

----- Forwarded message -----

From: **Elizabeth Roehm** <er.roehm@everyactioncustom.com>
Date: Thu, Nov 17, 2022 at 1:25 PM
Subject: [External Sender] House people criminal backgrounds to the greatest extent possible
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

People with criminal records face immense difficulties in finding housing. This is unjust, and I applaud you for working to house them to the greatest extent possible in your programs. I have advocated for such housing opportunities at the state level, in the legislature and with TDHCA, and I appreciate you doing what you can as an agency.

The criminal system disproportionately touches the lives of people of color, and allowing that systemic racism to then affect their housing perpetuates the injustice. Denying housing based on arrests, convictions, or other criminal contacts is a form of discrimination.

Thank you for making these changes, and please keep them in your final version.

Thank you again for work and leadership on this important issue!

Sincerely,
Elizabeth Roehm
Austin, TX 78704
er.roehm@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Housing Choice Voucher Administrative Plan proposed changes

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Tue, Nov 15, 2022 at 2:28 PM

Lisa, please see a public comment on the HCV Admin Plan.

Kelly

----- Forwarded message -----

From: **Past Chair** <pastchair2.nlct@yahoo.com>

Date: Tue, Nov 15, 2022 at 9:09 AM

Subject: [External Sender] Housing Choice Voucher Administrative Plan proposed changes

To: executive@hacanet.org <executive@hacanet.org>

Thank you for your work on the 2022 improvements to HACA's choice voucher program.

I am pleased to see that HACA is removing unnecessary criminal screening criteria.

I am also pleased that HACA is providing more choice by slightly expanding the special housing types to include SRO and manufactured homes in leased spaces.

However, it is disappointing that HACA still doesn't permit the full range of HUD housing types, including a variety of shared living arrangements. I encourage you to permit ALL housing types, to give voucher holders the broadest opportunity to choose the housing that is most suitable for them.

Lisa Hinely
North Lamar/Georgian Acres neighborhood team
<http://nlct.wordpress.com>



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Tue, Nov 15, 2022 at 2:57 PM

Another public comment was received via the executive email address.

Kelly

----- Forwarded message -----

From: **Antony Jackson** <wecannow15@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 10:55 AM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Antony Jackson
Pflugerville, TX 78660
wecannow15@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] You're helping so many by making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:19 AM

----- Forwarded message -----

From: **Tara Sinicropi** <tbrynell@everyactioncustom.com>

Date: Thu, Nov 17, 2022 at 7:40 AM

Subject: [External Sender] You're helping so many by making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Tara Sinicropi
Austin, TX 78744
tbrynell@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:19 AM

----- Forwarded message -----

From: **Veronique Placke** <veroniqueplacke@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 11:04 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACCA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Veronique Placke
Austin, TX 78751
veroniqueplacke@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:19 AM

----- Forwarded message -----

From: **Marissa Nuñez** <mcnunez96@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 10:43 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Marissa Nuñez
Austin, TX 78756
mcnunez96@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:20 AM

----- Forwarded message -----

From: **Aerin Abrams** <[aerin.abrams@everyactioncustom.com](mailto: aerin.abrams@everyactioncustom.com)>

Date: Wed, Nov 16, 2022 at 9:38 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACCA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Aerin Abrams
Austin, TX 78751
aerin.abrams@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:20 AM

----- Forwarded message -----

From: **Kathryn McArdle** <katepersists117@everyactioncustom.com>
Date: Wed, Nov 16, 2022 at 9:19 PM
Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Kathryn McArdle
Austin, TX 78722
katepersists117@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:20 AM

----- Forwarded message -----

From: **Monica Solomon** <purpleiris@everyactioncustom.com>
Date: Wed, Nov 16, 2022 at 9:02 PM
Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Monica Solomon
Austin, TX 78723
purpleiris@att.net



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:20 AM

----- Forwarded message -----

From: **Jamie Kim** <jamiekim@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 8:14 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Jamie Kim
Austin, TX 78751
jamiekim@utexas.edu



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
 To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:22 AM

----- Forwarded message -----

From: **Grace Thomas** <grace.thomas@everyactioncustom.com>
 Date: Wed, Nov 16, 2022 at 8:09 PM
 Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan
 To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

I have personally seen people with criminal histories affected by current housing policies. I have watched my sisters be denied housing because their criminal histories were used against them. For both of my sisters in the past, the discrimination they face because of their criminal history has forced them to live with my Austin-based parents, which has placed an additional financial burden on my aging parents. Currently, these housing policies have forced my sisters outside of Austin. For my older sister, this has caused her to be away from her five-year-old child, who my parents are raising. I watch my nephew each week being raised without his mother nearby, and I can see how much he misses her as he grows up not really getting to know her as well as if she lived closer. She currently lives in hotel rooms, because that is what is only available to her. For someone with a felony conviction, her living in a hotel room each night exacerbates her employment instability issues, which also stem from her criminal history record. My sister cannot afford to visit her own son, and her housing issues are a large component of that.

For my younger sister, my parents carry the financial burden of signing for her housing on her leases. Previously, she relied on an ex-boyfriend to live with her to get consistent housing, despite the fact that this man was physically abusive with her. As a current 3L at Texas Law, I remember spending some of my 2L and 1L nights running to her apartment because she was scared that he would send her to the hospital again. Her domestic violence was a housing issue. She currently lives in San Antonio but must commute everyday to Austin because her job is within this city. Commuting each day is a significant financial burden on her, and she fears that this long commute will force her to be unable to continue working and she will be unable to find employment elsewhere--again because of her criminal record.

For both of my sisters, they feel the consistent impacts of their criminal history on their housing situation and they are not able to move forward in their lives when policies such as the current HCV ones hold them back. As a law student, I have the misfortune of contextualizing their personal situations against the backdrop of systemic failures.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we

hacanet.org Mail - Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

Thank you again for work and leadership on this important issue!

Sincerely,
Grace Thomas
Austin, TX 78758
grace.thomas@utexas.edu



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for your changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:23 AM

----- Forwarded message -----

From: **Alexa Bussmann** <alexa.bussmann@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 7:25 PM

Subject: [External Sender] Thank you for your changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

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For individuals impacted by the criminal legal system, housing is critical to reentry into society. As a volunteer with the University of Texas School of Law's Parole Project, I have witnessed how fundamental access to housing is for formerly incarcerated individuals. The primary challenge in reentry is finding affordable housing and overcoming barriers such as the federal mandatory screening requirements for housing vouchers. Removing these barriers will increase access to housing for my neighbors who have been impacted by the criminal legal system.

Thank you again for work and leadership on this important issue!

Sincerely,
Alexa Bussmann
Austin, TX 78722
alexa.bussmann@utexas.edu



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 9:24 AM

Another email of support.

----- Forwarded message -----

From: Helena Dobay <hmdob@everyactioncustom.com>
Date: Thu, Nov 17, 2022 at 9:07 AM
Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Helena Dobay
San Antonio, TX 78209
hmdob@comcast.net



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:23 AM

----- Forwarded message -----

From: **Lisa Olvera** <olveralisa01@everyactioncustom.com>
Date: Wed, Nov 16, 2022 at 7:14 PM
Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

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Thank you again for work and leadership on this important issue!

Sincerely,
Lisa Olvera
Austin, TX 78723
olveralisa01@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:20 AM

----- Forwarded message -----

From: **David Cruz** <david.cruz@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 9:09 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACCA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
David Cruz
Austin, TX 78751
david.cruz@utexas.edu



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies!

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:23 AM

----- Forwarded message -----

From: **Keiko Ichiye** <keikoichiye1@everyactioncustom.com>
Date: Wed, Nov 16, 2022 at 6:06 PM
Subject: [External Sender] Thank you for making changes to the HCV Policies!
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable.

Thank you again for work and leadership on this important issue!

Sincerely,
Keiko Ichiye
Dripping Springs, TX 78620
keikoichiye1@me.com



1 message

Thu, Nov 17, 2022 at 12:52 PM

To: <executive@hacanet.org>

Sincerely,
Chris Harris
Austin, TX 78723
chrisharris101@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:51 PM

----- Forwarded message -----

From: **Harmony Stewart** <harmonyestewart@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 7:19 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Harmony Stewart
Austin, TX 78722
harmonyestewart@gmail.com



1 message

Thu, Nov 17, 2022 at 12:50 PM

To: <executive@hacanet.org>

Sincerely,
Andrew Crosby
Austin, TX 78745
Andrewcrosb@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:50 PM

----- Forwarded message -----

From: **Lauren Ross** <juniperlauren@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 1:04 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

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Thank you again for work and leadership on this important issue!

Sincerely,
Lauren Ross
Austin, TX 78704
juniperlauren@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for removing barriers to housing through changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:49 PM

----- Forwarded message -----

From: **Jenny Achilles** <jenny.achilles@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 1:03 PM

Subject: [External Sender] Thank you for removing barriers to housing through changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

As a professional in the field of higher education, and a friend of colleagues with records in the legal system, I know that key factors to successful reentry include access to housing, education and employment. Stable, affordable housing is the first and most basic foundation of those supports.

By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable.

These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Jenny Achilles
Austin, TX 78731
jenny.achilles@utexas.edu



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for doing your part to help prevent and end homelessness in our community

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:49 PM

----- Forwarded message -----

From: **Samuel Franco** <s.franco.atx@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 10:54 AM

Subject: [External Sender] Thank you for doing your part to help prevent and end homelessness in our community

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Samuel Franco
Austin, TX 78741
s.franco.atx@gmail.com



1 message

Thu, Nov 17, 2022 at 12:48 PM

To: <executive@hacanet.org>

Sincerely,
Laura Ts'ao
Austin, TX 78731
Lfy.tsao@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:47 PM

----- Forwarded message -----

From: **Alyssa Edwards** <aedwardsp@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 10:26 AM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Alyssa Edwards
Austin, TX 78744
aedwardsp@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:46 PM

----- Forwarded message -----

From: **Monica McCarthy** <mrmccarthy4@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 11:22 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Monica McCarthy
Austin, TX 78757
mrmccarthy4@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] I appreciate you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:46 PM

----- Forwarded message -----

From: **Mary Sue Rose** <mrose821@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 11:00 PM

Subject: [External Sender] I appreciate you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

I think that now by adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Mary Sue Rose
Austin, TX 78753
mrose821@gmail.com



1 message

Thu, Nov 17, 2022 at 12:45 PM

To: <executive@hacanet.org>

Sincerely,
Patricia Kennedy
Austin, TX 78741
pk3goo@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:45 PM

----- Forwarded message -----

From: **Abigail Tatkow** <abigail.tatkow@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 9:41 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Abigail Tatkow
Austin, TX 78741
abigail.tatkow@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:44 PM

----- Forwarded message -----

From: **Kate Nelson** <nelso116@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 8:35 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities. Please consider the how this decision benefits everyone in the Austin community: more housing means safer streets and fewer people struggling to survive.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Kate Nelson
Austin, TX 78703
nelso116@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:44 PM

----- Forwarded message -----

From: **Shannon Nagy** <shannonnagy@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 8:07 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Shannon Nagy
Austin, TX 78753
shannonnagy@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:44 PM

----- Forwarded message -----

From: **Kerry Clark** <kerryclark07@everyactioncustom.com>
Date: Tue, Nov 15, 2022 at 7:35 PM
Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

As a social worker, I have intimate knowledge of how difficult it is to access housing, especially in this city where affordability is becoming more and more rare. For those who have had involvement with the criminal justice system, the barriers to housing are exponentially more restrictive. As I'm sure you know, inability to access housing makes it nearly impossible to regain long-term stability or to successfully re-enter society.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Kerry Clark
Austin, TX 78753
kerryclark07@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:43 PM

----- Forwarded message -----

From: **Karel Riley** <karel_riley@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 7:28 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

People coming out of prison need support to help build new lives for themselves while reuniting with family. They have many obstacles. By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Karel Riley
Austin, TX 78735
karel_riley@yahoo.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:43 PM

----- Forwarded message -----

From: **Brooks Ragsdale** <brooks.rags@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 7:25 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Brooks Ragsdale
Austin, TX 78756
brooks.rags@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:42 PM

----- Forwarded message -----

From: **Kaila Jones** <joneskaila@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 7:21 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Kaila Jones
Austin, TX 78759
joneskaila@outlook.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:42 PM

----- Forwarded message -----

From: **Leticia Eades** <lveades@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 7:15 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Leticia Eades
Austin, TX 78751
lveades@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:41 PM

----- Forwarded message -----

From: **Elizabeth Baker** <elizabeth.baker716@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 6:47 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

I have worked in housing, homeless and mental health services in Austin for over 13 years. I have worked alongside folks, who have been trapped in a cycle of homelessness and incarceration, and tried to break down the barriers to obtain safe and stable housing. I can say from personal experience that breaking through these barriers can take months or years longer to resolve someone homelessness, during which they are facing continued trauma and life threatening situations.

Over these years, I have also seen HACA engage thoroughly with the homeless response system and make policy changes to improve access. This has made significant and lasting impacts on the homeless response system and for that I am deeply grateful. All of those efforts have been working toward THIS moment...when HACA proudly removes self imposed restrictions on criminal backgrounds and ensures that people with records will be able to access housing vouchers.

Households of color experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system. These changes to the screening criteria move closer to redressing extreme racial inequities, by not screening out households who have been targeted by ongoing systemic injustices.

This will show HACA's commitment to ending homelessness and helping our neighbors rebuild stability in their lives and helps us all build safer, more stable neighborhoods and communities.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Elizabeth Baker
Austin, TX 78748
elizabeth.baker716@yahoo.com



1 message

Thu, Nov 17, 2022 at 12:02 PM

To: <executive@hacanet.org>

Sincerely,
Nicole Meitzen
Austin, TX 78748
chasenicole@hotmail.com



1 message

Thu, Nov 17, 2022 at 12:01 PM

To: <executive@hacanet.org>

Sincerely,
Sikander Khan
Austin, TX 78756
Issikander@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:01 PM

----- Forwarded message -----

From: **Cluren Williams** <Cluren78@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 5:58 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Cluren Williams
Austin, TX 78721
Cluren78@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:01 PM

----- Forwarded message -----

From: **Stephanie Thompson** <s.stefanovich@everyactioncustom.com>
Date: Tue, Nov 15, 2022 at 5:47 PM
Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Stephanie Thompson
Austin, TX 78757
s.stefanovich@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 12:00 PM

----- Forwarded message -----

From: **Michael Roberts** <michaelroberts1210@everyactioncustom.com>

Date: Tue, Nov 15, 2022 at 5:46 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Michael Roberts
Austin, TX 78702
michaelroberts1210@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 11:29 AM

----- Forwarded message -----

From: **Monica Williams** <monica.m.williams@everyactioncustom.com>

Date: Wed, Nov 16, 2022 at 5:24 AM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Monica Williams
Austin, TX 78717
monica.m.williams@gmail.com



Lisa Garcia <lisaq@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>

To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 8:19 AM

We received 13 more public comments. I'm forwarding them all to you.

Kelly

----- Forwarded message -----

From: **Frances Jordan** <frances29jordan@everyactioncustom.com>

Date: Thu, Nov 17, 2022 at 7:43 AM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACCA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

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Thank you again for work and leadership on this important issue!

Sincerely,
Frances Jordan
Austin, TX 78748
frances29jordan@gmail.com



1 message

Thu, Nov 17, 2022 at 11:19 AM

----- Forwarded message -----

Dear HACCA Board of Directors,

Sincerely,
Susan Pantell
Austin, TX 78752
sepantell@gmail.com



1 message

Thu, Nov 17, 2022 at 3:20 PM

To: <executive@hacanet.org>

Sincerely,
Brenna Latz
Austin, TX 78748
brennason@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] People Deserve Housing

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Thu, Nov 17, 2022 at 3:35 PM

----- Forwarded message -----

From: **Mark Faulkner** <jfaulkner888@everyactioncustom.com>
Date: Thu, Nov 17, 2022 at 1:56 PM
Subject: [External Sender] People Deserve Housing
To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

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Thank you again for work and leadership on this important issue!

Sincerely,
Mark Faulkner
Austin, TX 78758
jfaulkner888@aol.com



1 message

Fri, Nov 18, 2022 at 8:11 AM

To: <executive@hacanet.org>

Sincerely,
Jesus Gonzales
Austin, TX 78704
denverartaustin@gmail.com



1 message

Fri, Nov 18, 2022 at 8:12 AM

To: <executive@hacanet.org>

Sincerely,
Molly Malone
Austin, TX 78702
mollyjmalone@yahoo.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Sat, Nov 19, 2022 at 4:11 PM

----- Forwarded message -----

From: **Shakendra Jackson** <wecannow2020@everyactioncustom.com>

Date: Sat, Nov 19, 2022 at 11:35 AM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Shakendra Jackson
Pflugerville, TX 78660
wecannow2020@gmail.com



1 message

Sat, Nov 19, 2022 at 4:11 PM

To: <executive@hacanet.org>

Sincerely,
Mark McKim
Austin, TX 78751
markilous07@gmail.com



1 message

Mon, Nov 21, 2022 at 10:15 AM

To: <executive@hacanet.org>

Sincerely,
Kathy Mitchell
Austin, TX 78702
mitckagardener@yahoo.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Mon, Nov 21, 2022 at 10:16 AM

----- Forwarded message -----

From: **Vanessa Breeding** <vanessa.breeding@everyactioncustom.com>

Date: Sat, Nov 19, 2022 at 7:09 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

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Thank you again for work and leadership on this important issue!

Sincerely,
Vanessa Breeding
Austin, TX 78745
vanessa.breeding@gmail.com



1 message

Mon, Nov 21, 2022 at 12:12 PM

To: <executive@hacanet.org>

Sincerely,
Sarah Hay
Austin, TX 78751
sarahhnugent@gmail.com



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you!!!! for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>

To: Lisa Garcia <lisag@hacanet.org>

Tue, Nov 22, 2022 at 8:25 AM

----- Forwarded message -----

From: **Shelley Herbert** <shelley.herbert@everyactioncustom.com>

Date: Mon, Nov 21, 2022 at 11:54 PM

Subject: [External Sender] Thank you!!!! for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACCA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Shelley Herbert
Austin, TX 78723
shelley.herbert@my.ssw.edu



1 message

Mon, Nov 28, 2022 at 1:18 PM

To: <executive@hacanet.org>

Sincerely,
Gabrielle Libretti
Austin, TX 78752
glibretti@harmreductiontx.org



Lisa Garcia <lisag@hacanet.org>

Fwd: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

1 message

Executive Admin <executive@hacanet.org>
To: Lisa Garcia <lisag@hacanet.org>

Mon, Nov 28, 2022 at 7:59 AM

----- Forwarded message -----

From: **Carolyn Somes** <carolynsomes@everyactioncustom.com>

Date: Sun, Nov 27, 2022 at 11:42 PM

Subject: [External Sender] Thank you for making changes to the HCV Policies in the Admin Plan

To: <executive@hacanet.org>

Dear HACA Board of Directors,

I want to personally thank you for the proposed changes to the screening criteria for the Housing Choice Voucher program in the 2022 Admin Plan. By removing all but the federal mandatory screening requirements for housing vouchers, these changes can help unlock housing access for many of our neighbors who have been impacted by the criminal legal system.

Thank you for using data driven, compassionate policies, and standing up against the status quo.

By adopting this policy, and ensuring that people with records will now be able to access housing vouchers, HACA shows its commitment to ending homelessness and helping our neighbors rebuild stability in their lives. This will, in turn, help us all build safer, more stable neighborhoods and communities.

Households experiencing homelessness have been disproportionately impacted by systemic injustices, many of these perpetuated by the criminal legal system and the war on drugs. We see these impacts in the disproportionate numbers of Black and Brown people experiencing homelessness in our community, where a Black person is six times more likely than a white person to be unhoused in Austin. These changes to the screening criteria move closer to redressing these extreme inequities, by not screening out households who have been targeted by these ongoing systemic injustices.

Housing works! Data shows the vast majority of people who move through Austin's Homelessness Response System into housing are able to remain stably housed even two years later. By working together to house ALL of our neighbors, we can make our communities safer, healthier, and more stable. These changes represent a meaningful step in the right direction.

Thank you again for work and leadership on this important issue!

Sincerely,
Carolyn Somes
Austin, TX 78723
carolynsomes@gmail.com



1 message

Sun, Nov 27, 2022 at 12:18 PM

To: <executive@hacanet.org>

Sincerely,
larry franklin
Austin, TX 78702
larryfranklin381@gmail.com



1 message

Sat, Nov 26, 2022 at 12:34 PM

To: <executive@hacanet.org>

Sincerely,
Katherine Schaeffer
Austin, TX 78753
capitanokat@gmail.com

November 8, 2022

Housing Authority of the City of Austin

Attn: Carl Richie

2022 HCV Administrative Plan Public Comment

1124 S. IH 35

Austin, TX 78704

RE: 2022 Housing Choice Voucher Administrative Plan Comments

Mr. Richie and Board Members:

The Austin/Travis County community is under-resourced to meet the needs of people experiencing homelessness, creating a humanitarian crisis with thousands of our neighbors living unsheltered. **We are grateful for the leadership that HACA has provided to dedicate a growing number of resources towards this crisis and continue to engage in conversation about how to make these resources impactful.**

Specifically, we would like to commend HACA for taking a bold step forward as a leader in the community to **remove all but the federal mandatory screening requirements for housing choice vouchers, which prevent people experiencing homelessness from accessing needed permanent housing and services to end their homelessness.** Thank you for listening to the community and for your vision and commitment!

These important changes will help our system house our neighbors by removing the following barriers:

- Criminal History - Criminal records can be a major barrier for people experiencing homelessness to receiving needed housing services and the functioning of the Homelessness Response System. ECHO's research, using data on past clients served by ECHO's Community Housing Department, found that about a quarter of clients would be denied housing based on common screening criteria.
- Anti-Racism - A Black person is six times more likely to experience homelessness in Austin than a white person. Our community, led by Leadership Council, created the Austin Prioritization Assessment Tool (APAT) to create equity in housing referrals for people of color and LGBTQ+ households who are unsheltered. The change HACA made to the criminal background screening actively allows the APAT to be implemented by not screening out households.

This change will improve our community's Homelessness Response System in the following ways:

- Removing barriers brings more units into the system that align with the needs of people we serve. We desperately need access to more units to support people in ending their homelessness, and this change will provide a needed boost to our community's pool of resources that match perfectly with the wants and needs of our population.
- Many households experiencing homelessness are disproportionately impacted by the oppression of systemic injustices. The criminal legal system is the biggest perpetrator of these injustices. This leadership by the HACA Board shows real accountability to supporting those households who have been the target of these injustices.
- This change allows our community to administer programs in partnership with HACA to be in alignment with other public partners, including the City of Austin, Travis County, and other Philanthropic funding streams that mandate a Housing First approach to ending homelessness.

The 2022 HCV Administrative Plan will positively impact every community in the following ways:

- People who have access to housing programs are able to rebuild stability in their lives, which in turn builds stability in neighborhoods. Data in the [2022 Needs & Gaps report](#) shows the vast majority of people who move through our Homelessness Response System into housing are able to remain stably housed two years later. Just

1 in 5 people returns to homelessness within two years of moving to a place of their own from a Permanent Housing Program.

- People are arrested and forced to use emergency services at much lower rates once they move inside. [Integral Care's study](#) of the first year in their Terrace at Oak Springs development documents a 60% decrease in arrests and a 51% drop in ER visits among program participants. These changes make all of our communities safer by allowing municipalities to refocus law enforcement resources away from homelessness and are fully compatible with HACA's responsibility to maintain high quality, safe and dignified housing for all of its residents.

On behalf of the organizations represented below, thank you once more for your leadership, and we look forward to continued partnership to ensure that we can provide housing for everyone in our community.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02772

QUALITY CONTROL

ITEM NO. 4.

MEETING DATE: December 7, 2022

STAFF CONTACT: Kelly Crawford, Director of Compliance Oversight

ITEM TITLE: Presentation, Discussion and Possible Action Regarding Resolution No. 02772; Approval to Submit the 2023 PHA Annual Plan and Update to the 2020-2024 Five-Year Plan to the U.S. Department of Housing and Urban Development

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve, adopt and submit the 2023 PHA Annual Plan and update to the Five-Year Plan to the U.S. Department of Housing and Urban Development.

SUMMARY

Background:

The Five-Year and Annual PHA Plans provide a ready source for interested parties to locate basic housing authority policies, rules and requirement concerning its operations, programs, and services, including changes to these policies. They also inform 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. PHAs with no public housing, such as HACA, that administer only Housing Choice Voucher (HCV) programs utilize Form HUD-50075-HCV and HUD-50075-5Y to submit changes to its PHA Plans.

The Draft 2023 PHA Annual Plan incorporates proposed changes to the Housing Choice Voucher Administrative Plan along with updates regarding the agency's Five-Year Goals and Objectives.

Process:

A 45-day public comment period commencing at 8:00 a.m. on Friday, October 21, 2022 and concluding at 5:00 p.m. on Monday, December 5, 2022 was held to solicit comments regarding the 2023 Public Housing Authority (PHA) Annual Plan and updates to the Five-Year Plan. Notices regarding the announcement of the public comment period for these plans were sent to various community organizations, posted on the HACA website, and advertised in the Austin American Statesman, The Villager and La Prensa. Notice letters of the draft 2023 PHA Annual Plan were sent to the Austin Tenants' Council, the City of Austin Housing and Planning department, ADAPT of Texas, ECHO, and Texas Rio Grande Legal Aid, along with other

interested community leaders and stakeholders. Additionally, a public hearing was held on November 10, 2022.

HACA received numerous written comments from the public in support of the changes in the HCV program criminal background screening policies. We also received comments at the public hearing held on November 10, 2022 indicating positive support for the changes in the HCV Administrative Plan's criminal background screening policies.

Staff Recommendation:

Staff is asking the Board of Commissioners to approve, adopt and submit the 2023 PHA Annual Plan and updates to the Five-Year Plan to the U.S. Department of Housing and Urban Development.

ATTACHMENTS:

- ▣ **Draft 2023 Annual PHA Plan**
- ▣ **Draft Update to 2020-2024 PHA Five Year Plan**

RESOLUTION NO. 02772

Approval to Submit the 2023 Public Housing Authority (PHA) Annual Plan and the Update to the 2020-2024 Five Year Plan to the U.S. Department of Housing and Urban Development

WHEREAS, to be in compliance with the Quality Housing Work Responsibility Act of 1998, the Housing Authority of the City of Austin (HACA) has completed the 2023 Public Housing Authority (PHA) Annual Plan and the update to the 2020 -2024 Five-Year Plan;

WHEREAS, to meet the requirements for public notification, HACA advertised the announcement of the draft plan through the local media, sent notices of the draft plans to various community service partners and providers, and conducted a public hearing;

WHEREAS, to meet the requirements for the public comment period, HACA made available copies of the draft plan at its Administration Building and on the agency's internet site for a forty-five day public comment period ending December 5, 2022;

WHEREAS, HACA received three written comments of support from private citizens and comments of support from five community leaders during the public hearing for the proposed changes to criminal screening criteria to include only federal mandatory denial language as reflected in the Housing Choice Voucher Draft Administrative Plan and summarized in this Annual Plan. These revisions reflect substantive changes that will help to greatly reduce barriers to housing for homeless individuals and families; and

WHEREAS, HACA has completed the requirements to submit the 2023 Agency Plan and the update to the Five-Year Plan to the U.S. Department of Housing and Urban Development for final approval and adoption;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Housing Authority of the City of Austin Board of Commissioners approves and adopts the agency's 2023 PHA Annual Plan and the update to the 2020-2024 Five-Year Plan effective December 7, 2022.

PASSED, APPROVED AND ADOPTED this 7th day of December 2022.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Housing Authority of the City of Austin

DRAFT 2023 PUBLIC HOUSING AUTHORITY ANNUAL PLAN



A 45-Day Public Comment Period for the 2023 PHA Annual Plan and updates to the 2020-2024 Five-year Plan commence on Friday, October 21, 2022 and conclude on Monday, December 5, 2022. A Public Hearing will be held November 10, 2022 at NOON to receive public input for the draft 2023 Annual Plan and updates to the 2020-2024 Five Year Plan. The final draft will be presented to the HACA Board of Commissioners for approval at the December 7, 2022 Board of Commissioners meeting.

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

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

Definitions.

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

A.	PHA Information.																																			
A.1	<p>PHA Name: <u>Housing Authority of the City of Austin</u> PHA Code: <u>TX001</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>6,298 HCV and 438 Mainstream Vouchers. Total combined 6,736</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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 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>Availability of Information. A 45-Day Public Comment Period for the draft 2023 PHA Annual Plan and updates to the 2020-2024 Five-year Plan will commence on Friday, October 21, 2022 and conclude on Monday, December 5, 2022. A Public Hearing will be held on November 10, 2022 at noon to receive public input for the draft 2023 Annual Plan and 2020-2024 Five Year Plan update. The final draft will be presented to the HACA Board of Commissioners for approval at the December 7, 2022 Board of Commissioners meeting.</p> <p>Copies of the 2023 Annual Plan draft and 2020-2024 Five Year Plan update are available at 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.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 20%;">Participating PHAs</th><th style="width: 10%;">PHA Code</th><th style="width: 20%;">Program(s) in the Consortia</th><th style="width: 20%;">Program(s) not in the Consortia</th><th style="width: 30%;">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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Lead HA:	N/A	N/A	N/A	N/A																																
B.	Plan Elements.																																			

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):

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

- Criminal Screening Criteria** – HACA has revised the criminal screening criteria policy for the following reasons:
 - Revised criminal screening criteria policy to include only federal mandatory denial language;
 - Deleted other permitted reasons for denial of assistance for criminal activity; and
 - Deleted Mainstream Voucher Program criminal background screening criteria as HUD waiver expired.
- Project-Based Voucher Criteria** – Added Project-Based Voucher (PBV) tenant selection criteria for Balcones Terrace, Libertad Austin at Gardner, Candlewood Suites Hotel Conversion Project at Pecan Park, and Cady Lofts.

Financial Resources:

Fiscal Year 2023 Funding	HAP	Admin Fees	Preliminary Fees	Service Fees	Total
Housing Choice Voucher Program	\$ 67,117,749	\$ 4,931,286			\$ 72,049,035
Mainstream Voucher	\$ 3,990,009	\$ 275,249			\$ 4,265,258
Emergency Housing Vouchers	\$ 2,462,248	\$ 201,457		\$ 423,500	\$ 3,087,205
Single Room Occupancy	\$ 343,658	\$ 52,758			\$ 396,416
Continuum of Care Grant	\$ 711,984	\$ 60,726			\$ 772,710
FSS Grant		\$ 371,602			\$ 371,602
Total	\$ 74,625,647	\$ 5,893,078		\$ 423,500	\$ 80,942,225
Fiscal Year 2024 Projected Estimate	HAP	Admin Fees	Preliminary Fees	Service Fees	Total
Housing Choice Voucher Program	\$ 69,131,281	\$ 5,015,000			\$ 74,146,281
Mainstream Voucher	\$ 4,069,809	\$ 358,188			\$ 4,427,998
Emergency Housing Vouchers	\$ 2,840,292	\$ 235,998			\$ 3,076,290
Single Room Occupancy	\$ 350,531	\$ 53,813			\$ 404,344
Continuum of Care Grant	\$ 711,984	\$ 60,726			\$ 772,710
FSS Grant		\$ 371,602			\$ 371,602
Total	\$ 77,103,898	\$ 6,095,327			\$ 83,199,225

Rent Determination:

- When Rent Reasonableness Determinations are Required** – Changed rent increase policy to proposed increase effective in accordance with the current lease or month-to-month renewal effective date rather than reexamination effective date.
- Reexaminations – Fixed Income** – Revised policy regarding clients with 90% or more fixed income to allow for cost of living adjustments for fixed income every 2 years, with third party verification of fixed income and non-fixed income every 2 years.
- Reexaminations – Custody Documentation** – Revised verification requirements for custody documentation of minors who are not head of household's children to allow for custodial affidavit or declaration from at least one of the parents authorizing the head of household to maintain custody of the minor. Also added language regarding verification of income for new family members as recommended per Nan McKay administrative plan revision service.
- Reexaminations – Interims** – Revised interim reporting requirements to streamline processes so families report increases in income and assets at annual reexaminations. Cost of living adjustments and increase in earned income and assets calculated at the next reexamination. Exceptions include processing interim increases for families on zero income, families receiving earned income disallowance, and Family Self Sufficiency participants that request that the increase be processed.
- VASH Exception Payment Standard** – Added language to allow PHAs to establish HUD VASH exception payment standard up to 120 percent of fair market rents per Nan McKay administrative plan revision service

Operation and Management:

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>The following outlines HACA’s Housing Choice Voucher Program allocation:</p> <p>6,298 Housing Choice Vouchers – Specific programs outlined below:</p> <ul style="list-style-type: none"> • 5,306 Regular Housing Choice Vouchers (all other vouchers) • 781 Veterans Affairs Supportive Housing (VASH) Vouchers • 85 Family Unification Vouchers • 36 Non-elderly disabled Vouchers • 8 Tenant Protection Vouchers • 7 DHAP to HCV Vouchers • 75 Foster Youth to Independence Vouchers <p>438 Mainstream Vouchers</p> <p>242 Emergency Housing Vouchers</p> <p>62 Fair Housing Vouchers (new for 2022)</p> <p>50 Moderate Rehab Room Occupancy (SRO)</p> <p>53 HUD Continuum of Care</p> <p>250 Family Self-sufficiency participants</p> <ol style="list-style-type: none"> 1. Special Housing Types – revised policy to allow for Single Room Occupancy (SROs) and manufactured homes as approved special housing types. 2. Administrative Fee Reserve – added language per Notice PIH 2022-18 that allows administrative fees to facilitated successful leasing for the HCV program. 3. Repayment for Debts Owed – revised policies regarding family and owner repayment of debts owed to HACA per Nan McKay’s administrative plan revision service. 4. Record Retention – revised required records retention policy per Nan McKay’s administrative plan revision service. 5. Project-Based Voucher – <ul style="list-style-type: none"> • Added project-based voucher policy regarding Family Unification and Foster Youth to Independence vouchers. • Added language to project-base 50 vouchers for the redevelopment of Rosewood Courts. Also, revised the PBV policy language for Chalmers East and West. • Added language to seek HUD approval to add 50 project-based voucher units to the Cady Lofts HAP Contract without competition. Justification includes HACA’s commitment to expand housing opportunities to people experiencing homelessness and Cady Lofts received a 9% low income housing tax credit (LIHTC) allocation. The 9% LIHTC allocation qualifies for selection of a proposal subject to a previous competition under a federal, state, or local housing assistance program. • Revised PBV policy for Rosewood Courts to reflect 50 PBV units and revised the address. • Revised the name of Texas Bungalows to Bungalows at Century Park.
B.2	New Activities. – Not Applicable

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan – updated in 2022 as reflected below.</p> <ol style="list-style-type: none"> Increase housing choices and opportunities throughout Austin and the Central Texas region. 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. Expand choices and opportunities for residents to improve their quality of life, achieve self-sufficiency, and reach their full potential. 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. Further efforts to attract, support, develop, and retain a talented and diverse workforce that prioritizes integrity, accountability, and workplace safety. 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. Maximize diverse funding sources and operating efficiencies to ensure corporate sustainability. We pursue new funding sources and entrepreneurial opportunities, ensure stewardship, and maximize efficiency. HACA, through our subsidiaries Southwest Housing Compliance Corporation and Austin Affordable Housing Corporation, works to increase sustainable cash flows to further this goal. Fully transition to a site-based business model to improve organizational effectiveness. We have implemented this site-based business model at HACA's Project Based Rental Assistance (PBRA). Support a culture of innovation and continuous improvement to optimize customer service and organizational efficiency as well as to advance environmental sustainability. We pursue new opportunities and corporate initiatives to further operational efficiencies, implement best practices to enhance communications with our customers, and research opportunities to promote energy efficiency and environmentally friendly initiatives. Create and implement a plan to advance inclusion, diversity and racial, economic and social equity throughout the organization, our programs, and partnerships. We hired a Diversity, Equity and Inclusion (DEI) consultant to assist with enhancing our strategic approach toward recruitment strategies, hiring and promotion policies, staff development, and professional capacity to create an organizational culture of inclusion, diversity and equity through an individual and collective understanding that positively impacts all facets of business within HACA.
B.4	<p>Capital Improvements. – Not Applicable</p>
B.5	<p>Most Recent Fiscal Year Audit.</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>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" 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>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>

C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</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>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</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>						
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>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.</p> <table border="1"> <tr> <td> <p>Fair Housing Goal: Explore the feasibility to create a regional resource network for down payment assistance programs that are affirmatively marketed to under-represented homeowners.</p> </td></tr> <tr> <td> <p><u>Describe fair housing strategies and actions to achieve the goal</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> <p>Fair Housing Goal: Implement Displacement Mitigation Strategies that are related to Disproportionate Housing Needs.</p> </td></tr> <tr> <td> <p><u>Describe fair housing strategies and actions to achieve the goal</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. 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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, childcare providers, and transportation routes that FSS participants are likely to utilize, so that FSS participants can make informed housing choices.</p> <p>Additionally, our subsidiary, AAHC's properties accept voucher holders at all their developed and/or acquired properties. 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Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV-Only PHAs

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.

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

October 6, 2022
**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)

Presentations were conducted on the changes to the HCV Administrative Plan that are included in the PHA Annual Plan, required changes to the FSS Action Plan, and the PHA Annual and Five Year Plans with focus on agency goals and progress towards those goals.

During the presentation, participants asked questions to further their understanding of the items discussed. However, no comments on proposed changes were provided.

Participants were advised of the deadline and manner to provide public comment if they chose to do so after the presentation.

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**

I, Rosie Truelove, the Director of Housing and Community Development
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
2023 of the Housing Authority of the City of Austin is consistent with the
PHA Name

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 continues to provide 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; Tenant Based Rental Assistance vouchers, Veteran Affairs
Supportive Housing vouchers, Mainstream vouchers, Continuum of Care vouchers and Family Unification Program
vouchers.

**COA Consolidated Plan Priority: Housing Development Assistance includes NHCD 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 13,100 units in its portfolio to provide affordable housing with an additional 3,134 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

Title:
Director

Signature:



Date:

11/18/2022

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**

Civil Rights Certification (Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

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 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 fiscal year beginning April 1, 2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

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. 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.

The Housing Authority of the City of Austin

PHA Name

TX001

PHA Number/HA Code

I hereby certify that all the statement above, 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:

Michael G. Gerber

Signature

Date 12.7.2022

Name of Board Chairperson:

Carl S. Ritchie, Jr.

Signature

Date 12.7.2022

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

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

C.4 Challenged Elements

No elements of the PHA Plan or 2020-2024 Five Year Plan were challenged.

**Summary of Revisions to the Housing Choice Voucher
Administrative Plan
December 2022**

SUMMARY of REVISIONS to HCV ADMINISTRATIVE PLAN October 21, 2022

Section	Page Numbers	Summary of Changes Made in Admin Plan
Introduction	27	Added Reference to HUD Housing Choice Voucher Guidebook
3-III.B. Revised Criminal Screening Criteria	75	Revised Criminal Screening Criteria policy to include only federal mandatory denial language
	76-77	Deleted other permitted reasons for denial of assistance for criminal activity
	78	Deleted Mainstream voucher program criminal background screening criteria as HUD waiver expired
8.III.B. When Rent Reasonableness Determinations are Required (rent increases)	240	Changed rent increase policy to proposed increase effective in accordance with the current lease or month-to-month renewal effective date rather than reexamination effective date.
Chapter 11 Reexaminations – Fixed income	280-281	Revised policy regarding clients with 90% or more fixed income to allow for cost of living adjustments for fixed income every 2 years, with third party verification of fixed income and non-fixed income every two years.
Chapter 11 Reexaminations continued – custody documentation	286	Added language regarding verification of income for new family members as recommended per Nan McKay revision service
	287	Revised verification requirements for custody documentation of minors who are not head of household's children to allow for custodial affidavit or declaration from at least one of the parents authorizing the head of household to maintain custody of the minor.

SUMMARY of REVISIONS to HCV ADMINISTRATIVE PLAN October 21, 2022

Section	Page Numbers	Summary of Changes Made in Admin Plan
Chapter 11 Reexaminations continued – - Interims	293-294	<p>Revised interim reporting requirements to streamline processes so families report increases in income and assets at annual reexaminations.</p> <p>Cost of living adjustments and increase in earned income and assets calculated at next reexamination.</p> <p>Exception includes processing interim increases for families on zero income, families receiving earned income disallowance, and FSS participants that request that the increase be processed.</p>
Chapter 15 Special Housing Types	346-362 346	<p>Revised Special Housing Type policies are recommended per Nan McKay revision service.</p> <p>Revise policy to allow for Single Room Occupancy (SROs) and manufactured homes as approved special housing types.</p>
Chapter 16: Part I Administrative Fee Reserve	363-364	Added language per Nan McKay revision service per Notice PIH 2022-18 that allows administrative fees to facilitate successful leasing for the HCV program.
Chapter 16 – VASH exception payment standard	366	Added language per Nan Mc Kay revision service to allow PHAS to establish HUD VASH exception payment standard up to 120 percent of fair market rents.
Chapter 16 – Repayment for debts owned	390-394	Revised policy per Nan Mc Kay revision service for policies regarding family and owner repayment of debts owed to HACA.
Chapter 16 – Record Retention	401	Added policy per Nan Mc Kay revision service regarding required records retention policy.

Section	Page Numbers	Summary of Changes Made in Admin Plan
Chapter 17: Project-Based Voucher	428	Updated reference – per Nan Mc Kay revision service
	429, 441	Added project-based voucher policy regarding Family Unification and Family Youth to Independence vouchers as recommended per Nan Mc Kay revision service.
	432-433	Added language to project-base 50 vouchers for the redevelopment of Rosewood Courts. Also, revised PBV policy language for Chalmers East and West.
	456	Added language to seek HUD approval to add 50 project-based voucher units to the Cady Loft HAP Contract without competition. The justification for this includes HACA's commitment to expand housing opportunities to people experiencing homelessness and Cady Lofts received a 9% low income housing tax credit allocation. The 9% LIHTC allocation qualifies for selection of a proposal subject to a previous competition under a federal, state, or local housing assistance program.
	465	Revised statement PBV policy for Rosewood Courts to reflect 50 PBV units and revised the address.
	471-475	Added PBV Tenant selection criteria for Balcones Terrace, Libertad Austin at Gardner, Candlewood Suites Hotel Conversion Project at Pecan Park, and Cady Lofts.
Chapter 19 – Special Purpose Vouchers	511-577	Added Special Purpose Voucher chapter provide by Nan McKay revision service to clarify policies per federal requirements and local policies for the Family Unification (FUP), Foster Youth to Independence (FYI), Veterans Affairs Supportive Housing (VASH), Mainstream, and Non-Elderly Disabled (NED) programs.

In November 2019 HUD began issuing a new version of the HCV Guidebook chapter-by-chapter. Unlike the previous version of the HCV Guidebook in which chapters were numbered, the new version of the guidebook includes chapter names, but no numbers. As the new version of the guidebook has not yet been fully released, and since the previous version of the guidebook contains guidance not found in the new version, the model policy cites both versions of the guidebook. Therefore, where the HCV Guidebook is cited in the model policy, the citation will make a distinction between the “old” and “new” versions of the guidebook. The “old” version of the guidebook will continue to be cited as *HCV GB* with a chapter/page reference (example: *HCV GB*, p. 5-4). If HUD has also released a new chapter on the same topic with information that either adds new information or updates existing information from the previous guidebook, the new guidebook will be cited as *New HCV GB* with a chapter title and page reference (example: *New HCV GB, Payment Standards*, p. 11).

Abbreviations

Throughout the model administrative plan, abbreviations are used to designate certain documents in citations. The following is a table of abbreviations of documents cited in the model administrative plan.

Abbreviation	Document
CFR	Code of Federal Regulations
HCV GB	Housing Choice Voucher Program Guidebook (7420.10G), April 2001 .
HUD-50058 IB	HUD-50058 Instruction Booklet
RHIIP FAQs	Rental Housing Integrity Improvement Program (RHIIP) Frequently Asked Questions.
VG	PIH Notice 2004-01 Verification Guidance, March 9, 2004.
HB 4350.3	Occupancy Requirements of Subsidized Multifamily Housing Programs

Resources and Where to Find Them

Following is a list of resources helpful to HACA or referenced in the model administrative plan, and the online location of each.

Resources and Where to Find Them

Following is a list of resources helpful to the PHA or referenced in the model administrative plan, and the online location of each.

Document and Location

~~Revised December 16, 2021~~ Draft October 21, Sept 2022

Page27

Criminal Activity Screening Criteria [24 CFR 982.553]

This section outlines HACA's screening criteria when considering an applicant's history of criminal activity involving crimes of physical violence to persons or property and other criminal acts that would adversely affect the health, safety or welfare of other tenants.

HACA Policy

If any household member has been convicted of the following criminal activities, during the designated review (look back) period, the family will be denied admission. The designated review period commences as of the date of the criminal offense.

MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a)]

HACA Policy

- 1) Any member of the household has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity.
 - a) HACA may considering admitting the applicant if the evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by HACA or;
 - b) The circumstances leading to eviction no longer exist (for example, the criminal household member has died or is imprisoned).
- 2) HACA determines that a household member is currently engaging in illegal use of a drug.
- 3) HACA determines that it has reasonable cause to believe that a household member's illegal drug use or a pattern of illegal drug use may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- 4) Any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing or any location.
- 5) Any member of the household is subject to a lifetime sex offender registration requirement under a state sex offender registration program or as required under federal law. HACA will perform criminal history background checks necessary to determine whether any household member is subject to a lifetime sex offender registration requirement in the state where the housing is located and in other states where the household members are known to have resided.

Any member of the household has been evicted from federally assisted housing in the

Revised December 16, 2021+Draft October 21, ~~Sept~~ 2022

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~~last 3 years for drug-related criminal activity or evicted from federally assisted housing for other reasons in the past 3 years.~~

~~HUD requires denial of any household member that has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing. In accordance with and furtherance of HUD's requirements, HACA will deny any household member that has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine in any location, not just federally assisted housing.~~

~~HUD requires denial of any household member subject to a lifetime sex offender registration requirement as required under federal law.~~

~~OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE FOR CRIMINAL ACTIVITY~~

~~If any household member has been convicted of any of the following criminal activities regardless of the date committed the family will be denied admission:~~

- ~~• Capital murder~~
- ~~• Murder~~
- ~~• Rape or aggravated sexual assault~~
- ~~• Arson~~
- ~~• Indecency with a child~~
- ~~• First degree felony injury to a child~~

~~Five year review (look back) period~~

~~If any household member has a **felony conviction** for any of the following criminal activities, the family will be denied admission:~~

- ~~• Manslaughter~~
- ~~• Kidnapping, abduction, trafficking, smuggling~~

~~Three year review (look back) period~~

~~If any household member has a **felony conviction** for any of the following criminal activities, the family will be denied admission:~~

- ~~• Assault, aggravated assault Use of Firearm Against a Person~~
- ~~• Terroristic threat~~
- ~~• Crimes involving explosives~~
- ~~• Robbery related offenses~~
- ~~• Burglary of a habitation~~
- ~~• Drug related offenses for manufacture, distribution, or possession with intent~~

~~to distribute~~

- ~~• Fraud committed against a government entity~~

One year review (look back) period

If any household member has been convicted of the following criminal activities, the family will be denied admission:

- ~~• Non-forcible sex offenses—felony conviction~~
- ~~• Destruction/Damage/Vandalism of Property—felony conviction~~
- ~~• Theft stolen property or fraud committed against a non-government entity—felony conviction~~
- ~~• Prostitution related offenses—felony conviction~~
- ~~• Stalking—felony conviction~~
- ~~• Drug possession—felony conviction~~

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Mainstream Voucher program alternative Criminal Background screening criteriaHACA Policy

As outlined in PIH Notice 2020-22, PHAs are required to apply the same criminal background screening process to all HCV participants. However, HUD encourages PHAs to use Mainstream vouchers to prevent, prepare for, and respond to coronavirus. In Austin, there is a critical need to find long-term solutions for those transitioning out of institutional settings; rapid rehousing or emergency temporary housing into permanent supportive housing. PIH Notice 2020-22, allows PHAs to establish, as an alternative screening requirement for applicants for Mainstream vouchers, which are distinct from those in place for the HCV program. HACA must still comply with the statutory requirements to determine if applicants are subject to lifetime sex offender registration requirements and comply with the other mandatory screening and denial requirements outlined in 42 U.S.C. 13661 and 982.553 (a).

In order to help provide housing solutions to non-elderly disabled individuals and families experiencing homelessness and in an effort to respond to the coronavirus, HACA will apply an alternative criminal screening requirements for Mainstream Voucher wait list applicants, as defined below, as long as the waiver is approved by HUD. At the time the HUD waiver expires, HACA will follow the regular HCV criminal screening criteria for Mainstream Voucher applicants.

This alternative Mainstream Voucher screening criteria includes denials for applicants for the following reasons:

- 1) Any member of the household has been evicted from federally assisted housing in the last 3 years for drug related criminal activity.
- 2) Denial of any household member that has ever been convicted of drug related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing.
- 3) Denial of any household member subject to a lifetime sex offender registration requirement as required under federal law.
- 4) HACA determines that a household member is currently illegally using a controlled substance or such household member's illegal use (or pattern of illegal use) of a controlled substance, or abuse (or pattern of abuse) of alcohol, is determined by HACA to interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

HACA will not deny an application solely on the basis of an arrest. If, however, HACA receives arrest information for a disqualifying activity, in addition to a prior conviction within a respective look-back period, it may take that arrest into consideration in making a decision with regard to an applicant's assistance. Additional information may be considered, if available,

have been corrected.

HACA Policy

After the initial occupancy period, the owner may request a rent adjustment.

For rent increase requests after initial lease-up, HACA may request owners to provide information about the rents charged for other units on the premises. In evaluating the proposed rents in comparison to other units on the premises, HACA will consider unit size and length of tenancy in the other units.

Owners are required to request rent increases in writing through the method determined by HACA. HACA will determine whether the rent increase is reasonable and notify the owner in writing. HACA will process only one rent increase in a 12 month period.

Effective dates for rent increases will be determined as follows:

~~If the request is received 60 to 180 days before the annual recertification effective date, the rent increase will be made effective with the next annual recertification.~~

~~If the request is received less than 60 days before the annual recertification date, the rent increase will go into effect on the first of the month following the 60 day period after the owner requests the rent increase.~~

~~A. The owner will provide HACA with the proposed effective date of rent change in accordance with the current lease effective date in effect or the current month-to-month renewal arrangement.~~

~~B. Rent change requests received at least 60-days prior to the proposed effective date will be effective with the proposed effective date.~~

~~C. Rent change requests received less than 60-days prior to the proposed effective date will be effective 60 days after HACA receives the rent increase requested date and then on the 1st of the following month.~~

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PHA- and HUD-Initiated Rent Reasonableness Determinations

HUD requires HACA to make a determination of rent reasonableness (even if the owner has not requested a change) if there is a 10 percent decrease in the fair market rent that goes into effect at least 60 days before the contract anniversary date. HUD also may direct HACA to make a determination at any other time. HACA may decide that a new determination of rent reasonableness is needed at any time.

HACA Policy

In addition to the instances described above, HACA will make a determination of rent reasonableness at any time after the initial occupancy period if: (1) HACA determines that the initial rent reasonableness determination was in error or (2) HACA determines that the information provided by the owner about the unit or other units on the same premises was incorrect.

sources.

Two streamlining options are available, depending upon the percentage of the family's income that is received from fixed sources. If at least 90 percent of the family's income is from fixed sources, the PHA may streamline the verification of fixed income and may choose whether to verify non-fixed income amounts in years where no fixed-income review is required. If the family receives less than 90 percent of its income from fixed sources, the PHA may streamline the verification of fixed income and must verify non-fixed income annually.

HACA Policy for Fixed Income Families

Fixed Income Sources: A fixed income source includes periodic payment at reasonably predictable levels from one or more of the following sources:

- a) Social Security, Supplemental Security Income, Supplemental Disability Insurance;
 - b) Federal, state, local, or private pension plans; and
 - c) Annuities or other retirement benefits programs, insurance policies, disability or death benefits, or other similar types of periodic receipts.
1. Verifying cost of living (COLA) or interest rate - HACA will verify COLA or current interest rate from a public source or through tenant-provided, the third party generated documentation. HACA will document any fixed source of income and the applicable COLA or interest adjustment for each fixed source of income in the tenant file.
 2. For any family with at least 90 percent of the family's income from fixed sources, HACA will streamline the verification of fixed income and non-fixed income. The following policy applies.
 - a) Third-party verification of all income sources will be obtained during the intake process and at least once every two years thereafter.
 - b) Fixed Income –HACA will apply the cost of living adjustment (COLA) or current interest rate to the previously verified income.
 - c) Non-fixed income – HACA will use the previous year's calculation. However, HACA will review and follow up on discrepancies regarding income sources in EIV.
 - d) Assets and Deductions – HACA will complete verification and the calculation of assets and deductions as required for non-fixed income households.
 - e) Application of current utility allowance and payment standard will occur annually at the reexamination.
 - f) If a family member with a fixed or non-fixed income source is added to the household, HACA will use third-party verification of all new income amounts for that family member.
 3. HACA will obtain third-party verification of all income sources every two years
 4. For households that receive less than 90 percent of the family's income from fixed sources, third-party verification of non-fixed income will be obtained annually, and third-party verification of fixed income will be obtained every two years.

~~HACA will streamline the annual reexamination process by applying the verified COLA or interest rate to fixed income sources. HACA will document in the file how the determination that a source of income was fixed was made. Third party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter.~~

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~~If a family member with a fixed source of income is added, HACA will use third party verification of all income amounts for that family member.~~

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~~If verification of the COLA or rate of interest is not available, HACA will obtain third party verification of income amounts.~~

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~~Third party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter.~~

~~Third party verification of non fixed income will be obtained annually regardless of the percentage of family income received from fixed sources.~~

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11-I.C. SCHEDULING ANNUAL REEXAMINATIONS

HACA must establish a policy to ensure that the annual reexamination for each family is completed *within* a 12-month period, and may require reexaminations more frequently [HCV GB p. 12-1].

HACA Policy

HACA will schedule annual reexaminations to coincide with the family's anniversary date. HACA will begin the annual reexamination process approximately 90-120 days in advance of its scheduled effective date.

Anniversary date is defined as 12 months from the effective date of the family's last annual reexamination or, during a family's first year in the program, from the effective date of the family's initial examination (admission).

If the family moves to a new unit, HACA will perform a new annual reexamination, and the anniversary date will change based on the new lease effective date.

HACA may also schedule an annual reexamination for completion prior to the anniversary date for administrative purposes.

Notification of and Participation in the Annual Reexamination Process

HACA is required to obtain the information needed to conduct annual reexaminations. How that information will be collected is left to the discretion of HACA. However, PHAs should give tenants who were not provided the opportunity the option to complete Form HUD-92006 at this

dictate what kinds of information about changes in family circumstances must be reported, and under what circumstances HACA must process interim reexaminations to reflect those changes. HUD regulations also permit HACA to conduct interim reexaminations of income or family composition at any time. When an interim reexamination is conducted, only those factors that have changed are verified and adjusted [HCV GB, p. 12-10].

In addition to specifying what information the family must report, HUD regulations permit the family to request an interim determination if other aspects of the family's income or composition changes. HACA must complete the interim reexamination within a reasonable time after the family's request.

This part includes HUD and PHA policies describing what changes families are required to report, what changes families may choose to report, and how HACA will process both PHA- and family-initiated interim reexaminations.

11-ILB. CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION

The family is required to report all changes in family composition. HACA must adopt policies prescribing when and under what conditions the family must report changes in income and family composition. However, due to family obligations under the program, HACA has limited discretion in this area.

HACA Policy

HACA will conduct interim reexaminations to account for any changes in household composition that occur between annual reexaminations. All changes in family composition must be reported in writing within 30 days from the date of occurrence. The participant must complete an update form and provide necessary documentations to support the change.

New Family Members Not Requiring Approval

The addition of a family member as a result of birth, adoption, or court-awarded custody does not require PHA approval. However, the family is required to promptly notify HACA of the addition [24 CFR 982.551(h)(2)].

HACA Policy

The family must inform HACA in writing of the birth, adoption or court-awarded custody of a child within 30 calendar days.

New Family and Household Members Requiring Approval

With the exception of children who join the family as a result of birth, adoption, or court-awarded custody, a family must request PHA approval to add a new family member [24 CFR 982.551(h)(2)] or other household member (live-in aide or foster child) [24 CFR 982.551(h)(4)].

Although the PHA must verify aspects of program eligibility when any new family member is added, the Streamlining Final Rule removed the requirement that PHAs conduct a reexamination of income whenever a new family member is added. The PHA may state in policy that an income reexamination will be conducted.

~~When any new family member is added, HACA must make appropriate adjustments in the family share of the rent and the HAP payment at the effective date of either the annual or interim reexamination [24 CFR 982.516(e)(2)].~~

If a change in family size causes a violation of Housing Quality Standards (HQS) space standards (see Chapter 8), HACA must issue the family a new voucher, and the family and PHA must try to find an acceptable unit as soon as possible. If an acceptable unit is available for rental by the family, HACA must terminate the HAP contract in accordance with its terms [24 CFR 982.403].

HACA Policy

Families must request HACA's approval to add a new family member, live-in aide, foster child, foster adult, or any person not on the lease who is expected to stay in the unit for more than 30 consecutive days, or 60 cumulative days, within a twelve- month period, and therefore no longer qualifies as a "guest." Requests must be made in writing and approved by HACA prior to the individual moving into the unit.

All requests to add household members must be in writing and approved by HACA and the owner/manager of the dwelling unit. Each Prospective household member 17 years of age or older is required to provide

Consent to release criminal background information or an original D.P.S. Criminal History Report no older than 60 calendar days.

An original Social Security Card, birth certificate, citizenship verification and income verification.

A valid picture I.D. for all add-ons 16 years or older.

Custody documentation for minors who are not head of household's children:

- (1) A court order establishing custody; or
- (2) Proof that the adult is receiving income for the child; or
- (3) Records from the school or medical records which establish the unit as the child's residence; or
- (4) Records from a non-profit or government agency providing services to the child which establish the unit as the child's residence; or
- (5) A custodial affidavit or unsworn declaration from at least one of the parents authorizing the head of household to maintain custody of the minor; ~~or and one of the documents from items identified in 1-4 above; or~~
- (6) Records or a letter from the Texas Department of Family and Regulatory Services indicating current placement of the child with the head of household when the child is a blood relative of the head of household.

extended for good cause with HACA approval. HACA will accept required documentation by mail, email, fax, the on-line certification portal or in person. When all necessary verification is complete, the housing eligibility specialist will complete a Rent Change Notice reflecting the change in rent portions and the effective date. A notice will be sent to the family and owner. Generally, the family will not be required to attend an interview for an interim reexamination. However, if HACA determines that an interview is warranted, the family may be required to attend.

Effective Dates

HACA must establish the timeframes in which any changes that result from an interim reexamination will take effect [24 CFR 982.516(d)]. The changes may be applied either retroactively or prospectively, depending on whether there is to be an increase or a decrease in the family share of the rent, and whether the family reported any required information within the required time frames [HCV GB, p. 12-10].

HACA Policy

If the family share of the rent is to increase:

When the change is reported in a timely manner (within 30 calendar days from the effective date of the income increase), the family will be given a 30-day notice prior to the first of the month for any increase in tenant rent.

All interim increases will be processed at the next annual re-examination.

This includes:

Cost of living adjustments to recipients of Social Security or SSI, Welfare and Veterans Assistance or increased amounts of other current unearned income will be calculated at the next annual re-examination.

Increases in assets will be calculated at the next re-examination.

Increases in ~~current~~ earned income will be calculated at the next re-examination. ~~(i.e. increase in pay rate or hours worked).~~

The following will be processed as interims between re-examinations:

Interims as a result of Earned Income Disallowance (EID)

For families receiving the Earned Income Disallowance (EID), HACA will conduct an interim re-examination at the start and conclusion of the 24-month eligibility period.

Zero Income

Interim increases, regardless of the amount, will be processed when current household income is zero.

FSS Participant

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Interim increases for FSS participants will be processed upon request.

~~Cost of living adjustments to recipients of Social Security or SSI, Welfare and Veterans Assistance or increased amounts of other current unearned income will be calculated at the next annual re-examination.~~

~~Increases in assets will be calculated at the next re-examination.~~

~~Increases in current earned income will be calculated at the next re-examination (i.e. increase in pay rate or hours worked).~~

~~Interim increases will be processed as a result of new earned income or new unearned income if the increase is greater than \$600.00 a month or equal to or greater than \$7,200 annually.~~

~~Monthly income increases that total less than \$600.00 a month or less than \$7,200 annually will be calculated at the next re-examination.~~

~~Interim increases, regardless of the amount, will be processed when current household income is zero.~~

~~If a family reports an increase in income within 4 months of their next annual re-examination, HACA will include the interim change at the annual re-examination.~~

If HACA experiences a change in HCV administrative fees or staffing, the Vice President of Assisted Housing, with the approval of the President and CEO, has the discretion to make changes regarding the procedures to process interim increases by providing a written notice to staff outlining which interim increases will be processed and when to process interims.

In the event an increase in income was not reported in a timely manner, HACA may:

Retroactively establish the correct Housing Assistance Payment and require the tenant to repay any amounts owed to HACA for the period they earned higher income but did not report;

Terminate the participant from the program for willful intent to commit fraud; or

Report the violation to the HUD Office of Inspector General and or local authorities for prosecution.

The family will be responsible for any overpaid subsidy and may be offered a repayment agreement in accordance with the policies in Chapter 14 and 16.

If the family share of the rent is to decrease:

Changes will be made only after the tenant reports the change in writing by completing

families to use a particular housing type. No special funding is provided for special housing types.

HACA Policy

HACA will permit the use of Single Room Occupancy (SROs) and manufactured homes as an approved special housing type. Families will not be permitted to use other any special housing types, unless use is needed as a reasonable accommodation so that the program is readily accessible to a person with disabilities.

Special housing types include single room occupancy (SRO), congregate housing, group homes, shared housing, cooperative housing, manufactured homes where the family owns the home and leases the space, and homeownership [24 CFR 982.601]. A single unit cannot be designated as more than one type of special housing. The PHA cannot give preference to households that wish to live in any of these types of housing and cannot require households to select any of these types of housing [New HCV GB, *Special Housing Types*, p. 3].

This chapter consists of the following seven parts. Each part contains a description of the housing type and any special requirements associated with it. Except as modified by this chapter, the general requirements of the HCV program apply to special housing types.

Part I: Single Room

Occupancy Part II:

Congregate Housing Part

III: Group Homes

Part IV: Shared Housing

Part V: Cooperative Housing

Part VI: Manufactured Homes (including manufactured home space rental) Part VII: Homeownership

PART I: SINGLE ROOM OCCUPANCY

[24 CFR 982.602 through 982.605; Form HUD-52641; New HCV GB, *Special Housing Types*, p. 4]

15-1.A. OVERVIEW

A single room occupancy (SRO) unit provides living and sleeping space for the exclusive use of the occupant but requires the occupant to share sanitary and/or food preparation

facilities with others. More than one person may not occupy an SRO unit. HCV regulations do not limit the

number of units in an SRO facility, but the size of a facility may be limited by local ordinances.

When providing HCV assistance in an SRO unit, a separate lease and HAP contract are executed for each assisted person, and the standard form of the HAP contract is used. [\(form HUD-52641\)](#) with the special housing type specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: [Single room occupancy \(SRO\) housing.](#)"

15-I.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION

The payment standard for SRO housing is 75 percent of the 0-bedroom payment standard amount on HACA's payment standard schedule.

The utility allowance for an assisted person residing in SRO housing is 75 percent of the zero bedroom utility allowance.

The HAP for an assisted occupant in an SRO facility is the lower of the SRO payment standard amount minus the TTP or the gross rent for the unit minus the TTP.

15-I.C. HOUSING QUALITY STANDARDS (HQS)

[HQS requirements described in Chapter 8 apply to SRO housing except that sanitary facilities, and space and security characteristics must meet local code standards for SRO housing. In the absence of applicable local code standards for SRO housing, the following standards apply:](#)~~HQS requirements described in Chapter 8 apply to SRO housing except as modified below.~~

Access: Access doors to the SRO unit must have working locks for privacy. The occupant must be able to access the unit without going through any other unit. Each unit must have immediate access to two or more approved means of exit from the building, appropriately marked and leading to safe and open space at ground level. The SRO unit must also have any other means of exit required by State or local law.

Fire Safety: All SRO facilities must have a sprinkler system that protects major spaces. "Major spaces" are defined as hallways, [large](#) common areas, and any other areas specified in local fire, building, or safety codes. SROs must also have hard-wired smoke detectors, and any other fire and safety equipment required by state or local law.

Sanitary facilities and space and security standards must meet local code requirements for SRO housing. In the absence of local code standards the requirements discussed below apply [24 CFR 982.605].

Sanitary Facilities: At least one flush toilet that can be used in privacy, a lavatory basin, and a bathtub or shower in proper operating condition must be provided for each six

persons (or fewer) residing in the SRO facility. If the SRO units are leased only to ~~males~~, flush urinals may be substituted for up to one half of the required number of toilets. Sanitary facilities must be reasonably accessible from a common hall or passageway to all persons sharing them, and may not be located more than one floor above or below the SRO unit. They may not be located below grade unless the SRO units are located on that level.

Space and Security: An SRO unit must contain at least 110 square feet of floor space, and at least four square feet of closet space with an unobstructed height of at least five feet, for use by the occupant. If the closet space is less than four square feet, the habitable floor space in the SRO unit must be increased by the amount of the deficiency. Exterior doors and windows accessible from outside the SRO unit must be lockable.

Because no children live in SRO housing, the housing quality standards applicable to lead-based paint do not apply.

PART II: CONGREGATE HOUSING

[24 CFR 982.606 through 982.609; Form HUD-52641; New HCV GB, Special Housing Types, p. 6]

15-II.A. OVERVIEW

Congregate housing is intended for use by elderly persons or persons with disabilities. A congregate housing facility contains a shared central kitchen and dining area and a private living area for the individual household that includes at least a living room, bedroom and bathroom. Food service for residents must be provided.

If approved by HACA, a family member or live-in aide may reside with the elderly person or person with disabilities. HACA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

When providing HCV assistance in congregate housing, a separate lease and HAP contract are executed for each assisted family. ~~And~~ the standard form of the HAP contract is used. (form HUD-52641) with the special housing type specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: Congregate housing."

15-II.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION

The payment standard for an individual unit in a congregate housing facility is based on the number of rooms in the private living area for the assisted family. If there is only one room in the unit (not including the bathroom or the kitchen, if a kitchen is provided), HACA must use the payment standard for a 0- bedroom unit. If the unit has two or more rooms (other than the bathroom and the kitchen), HACA must use the 1-bedroom payment standard.

The HAP for an assisted occupant in a congregate housing facility is the lower of the applicable payment standard minus the TTP or the gross rent for the unit minus the TTP.

The gross rent for the unit for the purpose of calculating HCV assistance is the shelter portion (including utilities) of the resident's monthly housing expense only. The residents' costs for food service should not be included in the rent for a congregate housing unit.

15-II.C. HOUSING QUALITY STANDARDS

HQS requirements as described in Chapter 8 apply to congregate housing except for the requirements stated below.

Congregate housing must have ~~(1)~~ a refrigerator of appropriate size in the private living area of each resident, ~~(2)~~ a central kitchen and dining facilities located within the premises and accessible to the residents, and ~~(3)~~ food service for the residents, that is not provided by the residents themselves.

The congregate housing must contain adequate facilities and services for the sanitary disposal of food waste and refuse, including facilities for temporary storage where necessary.

The housing quality standards applicable to lead-based paint do not apply unless a child under the age of six is expected to reside in the unit.

~~The housing quality standards applicable to lead-based paint do not apply.~~

PART III: GROUP HOME

[24 CFR 982.610 through 982.614; Form HUD-52641; ~~and~~ New HCV GB, Special Housing Types, p. 8] ~~p. 7-4~~

[24 CFR 982.610 through 982.614 and HCV GB p. 7-4]

15-III.A. OVERVIEW

A group home is a state approved, licensed, certified, or otherwise approved in writing by the state facility intended for occupancy by elderly persons and/or persons with disabilities. Except for live-in aides, all persons living in a group home, whether assisted or not, must be elderly persons or persons with disabilities. Persons living in a group home must not require continuous medical or nursing care.

A group home consists of bedrooms for residents, which can be shared by no more than two people, and a living room, kitchen, dining area, bathroom, and other appropriate social, recreational, or community space that may be shared with other residents.

No more than 12 persons may reside in a group home including assisted and unassisted residents and any live-in aides.

If approved by HACA, a live-in aide may live in the group home with a person with disabilities. HACA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

When providing HCV assistance in a group home, a separate lease and HAP contract is executed for each assisted family, ~~and the standard form of the HAP contract is used. (form HUD-52641);~~ with the special housing type specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: Group home."

15-III.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION

Unless there is a live-in aide, the family unit size (voucher size) for an assisted occupant of a group home must be 0- or 1-bedroom, ~~depending on HACA's subsidy standard.~~ If there is a live-in aide, the aide must be counted in determining the household's unit size.

The payment standard used to calculate the HAP is the lower of the payment standard for the family unit size or the prorated share of the payment standard for the group home size. The prorated share is calculated by dividing the number of persons in the assisted household by the number of persons (assisted and unassisted) living in the group home. The number of persons in the assisted household equals one assisted person plus any PHA-approved live-in aide.

The HAP for an assisted occupant in a group home is the lower of the payment standard minus the TTP or the gross rent minus the TTP.

The utility allowance for an assisted occupant in a group home is the prorated ~~and~~ share of the family unit size to the utility allowance for the group home.

The rents paid for participants residing in group homes are subject to generally applicable standards for rent reasonableness. The rent for an assisted person must not exceed the prorated portion of the reasonable rent for the group home. In determining reasonable rent, HACA ~~must~~should consider whether sanitary facilities and facilities for food preparation and service are common facilities or private facilities.

15-III.C. HOUSING QUALITY STANDARDS

The entire unit must comply with HQS requirements described in Chapter 8, ~~apply to group homes except for the requirements stated below.~~

HQS requirements described in Chapter 8 apply to group homes except for the requirements stated below.

Sanitary Facilities: A group home must have at least one bathroom in the facility, with a flush toilet that can be used in privacy, a fixed basin with hot and cold running water, and a shower or bathtub with hot and cold running water. A group home may contain private or

common bathrooms. However, no more than four residents can be required to share a bathroom.

Food Preparation and Service: Group home units must contain a kitchen and dining area with adequate space to store, prepare, and serve food. The facilities for food preparation and service may be private or may be shared by the residents. The kitchen must contain a range, an oven, a refrigerator, and a sink with hot and cold running water. The sink must drain into an approvable public or private disposal system.

- *Space and Security:* Group homes must contain at least one bedroom of appropriate size for every two people, and a living room, kitchen, dining area, bathroom, and other appropriate social, recreational, or community space that may be shared with other residents. Doors and windows accessible from outside the unit must be lockable.

Structure and Material: To avoid any threat to the health and safety of the residents, group homes must be structurally sound. Elevators must be in good condition. Group homes must be accessible to and usable by residents with disabilities.

Site and Neighborhood: Group homes must be located in a residential setting. The site and neighborhood should be reasonably free from disturbing noises and reverberations, and other hazards to the health, safety, and general welfare of the residents, and should not be subject to serious adverse conditions, such as:

- Dangerous walks or steps
- Instability
- Flooding, poor drainage
- Septic tank back-ups
- Sewage hazards
- Mud slides
- Abnormal air pollution
- Smoke or dust
- Excessive noise
- Vibrations or vehicular traffic
- Excessive accumulations of trash
- Vermin or rodent infestation, and
- Fire hazards.

The housing quality standards applicable to lead-based paint do not apply unless a child under the age of six is expected to reside in the unit.

~~The housing quality standards applicable to lead-based paint do not apply.~~

PART IV: SHARED HOUSING

[24 CFR 982.615 through 982.618]; [Form HUD-52641](#); Notice PIH 2021-05;
[New HCV GB, Special Housing Types, p. 11](#)]

15-IV.A. OVERVIEW

[Families in markets with tight rental conditions or with a prevalence of single-family housing may determine a shared housing living arrangement to be a useful way to secure affordable housing. PHAs offering shared housing as a housing solution may also experienced some reduction in the average per-unit-cost \(PUC\) paid on behalf of assisted families.](#)

[Shared housing is a single housing unit occupied by an assisted family and another resident or residents. The unit may be a house or an apartment. The shared unit consists of both common space for use by the occupants of the unit and separate private space for each assisted family.](#)

[An assisted family may share a unit with other persons assisted under the HCV program or with other unassisted persons.](#)

[Shared housing may be offered in a number of ways, including for-profit co-living \(such as a boarding house, single bedroom with common living room/kitchen/dining room\) run by a private company \[Notice PIH 2021-05\].](#)

[The owner of a shared housing unit may reside in the unit, but housing assistance may not be paid on behalf of the owner. The resident owner may not be related by blood or marriage to the assisted family.](#)

[If approved by the PHA, a live-in aide may reside with the family to care for a person with disabilities. The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.](#)

[When shared housing is offered as a housing option, HUD encourages PHAs to consider ways in which the families may be assisted in finding shared housing, including for-profit shared housing matching \(such as roommates or single-family homes\) and online sites that charge a fee for their matching services, or nonprofit shared housing matching services. HUD further encourages PHAs to include information about this housing possibility in the family's voucher briefing.](#)

[PHAs should be aware of potential local legal barriers to HCV participants using shared housing, which can create additional obstacles for shared housing:](#)

- Municipalities may have occupancy limits for the number of unrelated persons who may share a housing unit.
- Local zoning codes for single family housing may restrict occupancy in certain areas to households whose family members are related by blood.

PHAs should work with local jurisdictions to find solutions that encourage affordable housing and are consistent with the Fair Housing Act, Title VI, and other federal, state, and local fair housing laws. PHAs should inform HUD if they encounter barriers to shared housing that may conflict with fair housing laws.

When providing HCV assistance in shared housing, a separate lease and HAP contract are executed for each assisted family. ~~T, and the standard form of the HAP contract is used-~~ (form HUD-52641) with the special housing type specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: Shared housing."

~~Shared housing is a single housing unit occupied by an assisted family and another resident or residents. The shared unit consists of both common space for use by the occupants of the unit and separate private space for each assisted family.~~

~~An assisted family may share a unit with other persons assisted under the HCV program or with other unassisted persons. The owner of a shared housing unit may reside in the unit, but housing assistance may not be paid on behalf of the owner. The resident owner may not be related by blood or marriage to the assisted family.~~

~~If approved by HACA, a live-in aide may reside with the family to care for a person with disabilities. HACA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.~~

~~When providing HCV assistance in shared housing, a separate lease and HAP contract are executed for each assisted family, and the standard form of the HAP contract is used.~~

15-IV.B. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION

The payment standard for a family in shared housing is the lower of the payment standard for the family unit size (voucher size) or the prorated share of the payment standard for the shared housing unit size.

The prorata share is calculated by dividing the number of bedrooms available for occupancy by the assisted family in the private, non-shared space by the total number of bedrooms in the unit.

Example: Family holds a two-bedroom voucher.

Shared housing unit size: bedrooms available to assisted family = 2

Total bedrooms in the unit: 3

2 Bedrooms for assisted family

÷ 3 Bedrooms in the unit

.667 pro-rata share

2 BR payment standard: \$1200

3 BR payment standard: \$1695 $\$1695 \times .667$ (pro-rata share) = \$1131 \$1131 is
lower than the \$1200 payment standard for the 2 BR family unit size \$1131 is
the payment standard used to calculate the HAP

The HAP for a family in shared housing is the lower of the payment standard minus the TTP or
the gross rent minus the TTP.

The utility allowance for an assisted family living in shared housing is the ~~lower of the utility allowance for the family unit size (voucher size) or the~~ prorata share of the utility allowance for the shared housing unit.

Example: A family holds a 2-bedroom voucher. The family decides to occupy 3 out of 4 bedrooms available in the unit.

The utility allowance for a 4-bedroom unit equals \$200

The utility allowance for a 2-bedroom unit equals \$100

The prorata share of the utility allowance is \$150 (3/4 of \$200)

The PHA will use the 2-bedroom utility allowance of \$100.

The rents paid for families living in shared housing are subject to generally applicable standards for rent reasonableness. The rent paid to the owner for the assisted family must not exceed the pro-rata portion of the reasonable rent for the shared unit. In determining reasonable rent, the PHA ~~should~~ may consider whether sanitary and food preparation areas are private or shared.

The prorated share is calculated by dividing the number of bedrooms available for occupancy by the assisted family in the private space by the total number of bedrooms in the unit.

The HAP for a family in shared housing is the lower of the payment standard minus the TTP or the gross rent minus the TTP. The utility allowance for an assisted family living in shared housing is the lower of the utility allowance for the family unit size (voucher size) or the prorata share of the utility allowance for the shared housing unit.

Example: A family holds a 2-bedroom voucher. The family decides to occupy 3 out of 4 bedrooms available in the unit.
 The utility allowance for a 4-bedroom unit equals \$200
 The utility allowance for a 2-bedroom unit equals \$100
 The prorata share of the utility allowance is \$150 (3/4 of \$200)
 The PHA will use the 2-bedroom utility allowance of \$100.

The rents paid for families living in shared housing are subject to generally applicable standards for rent reasonableness. The rent paid to the owner for the assisted family must not exceed the prorated portion of the reasonable rent for the shared unit. In determining reasonable rent, HACA should consider whether sanitary and food preparation areas are private or shared.

15-IV.C. HOUSING QUALITY STANDARDS

HACA may not give approval to reside in shared housing unless the entire unit, including the portion of the unit available for use by the assisted family under its lease, meets the housing quality standards.

HQS requirements described in Chapter 8 apply to shared housing except for the requirements stated below.

Facilities Available for the Family: Facilities available to the assisted family, whether shared or private, must include a living room, a bathroom, and food preparation and refuse disposal facilities.

Space and Security: The entire unit must provide adequate space and security for all assisted and unassisted residents. The private space for each assisted family must contain at least one bedroom for each two persons in the family. The number of bedrooms in the private space of an assisted family must not be less than the family unit size (voucher size). A 0-bedroom or 1-bedroom unit may not be used for shared housing.

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PART V: COOPERATIVE HOUSING

[24 CFR 982.619]

15-V.A. OVERVIEW

This part applies to rental assistance for a cooperative member residing in cooperative housing. It does not apply to assistance for a cooperative member who has purchased membership under the HCV homeownership option, or to rental assistance for a family that leases a cooperative housing unit from a cooperative member.

A cooperative is a form of ownership (nonprofit corporation or association) in which the residents purchase memberships in the ownership entity. Rather than being charged “rent” a cooperative member is charged a “carrying charge.”

The monthly carrying charge includes the member’s share of the cooperative debt service, operating expenses, and necessary payments to cooperative reserve funds. It does not include down payments or other payments to purchase the cooperative unit or to amortize a loan made to the family for this purpose.

The occupancy agreement or lease and other appropriate documents must provide that the monthly carrying charge is subject to Section 8 limitations on rent to owner, and the rent must be reasonable as compared to comparable unassisted units.

When providing HCV assistance in cooperative housing, the standard form of the HAP contract is used, with the special housing type specified in Part A of the HAP contract, as follows: “This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: Cooperative housing.”

~~When providing HCV assistance in cooperative housing, the standard form of the HAP contract is used.~~

15-V.B. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION

The payment standard and utility allowance are determined according to regular HCV program requirements.

The HAP for a cooperative housing unit is the lower of the payment standard minus the TTP or the gross rent (monthly carrying charge for the unit, plus any utility allowance), minus the TTP. The monthly carrying charge includes the member’s share of the cooperative debt service, operating expenses, and necessary payments to cooperative reserve funds. The carrying charge does not include

down payments or other payments to purchase the cooperative unit or to amortize a loan made to the family for this purpose.

15-V.C. HOUSING QUALITY STANDARDS

~~Revised December 16, 2021~~ Draft October 21, Sept 2022

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All standard HQS requirements apply to cooperative housing units. There are no additional HQS requirements. The PHA remedies described in 24 CFR 982.404 do not apply. Rather, if the unit and premises are not maintained in accordance with HQS, the PHA may exercise all available remedies regardless of whether the family or cooperative is responsible for the breach of HQS.

No housing assistance payment can be made unless unit meets HQS and the defect is corrected within the period as specified by the PHA and the PHA verifies correction (see Chapter 8).

In addition to regular breaches of HQS, breaches of HQS by the family include failure to perform any maintenance for which the family is responsible in accordance with the terms of the cooperative occupancy agreement [HCV GB].

PART VI: MANUFACTURED HOMES

[24 CFR 982.620 through 982.624; FR Notice 1/18/17; New HCV GB, Special Housing Types, p. 15]

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15-VI.A. OVERVIEW

A manufactured home is a manufactured structure, transportable in one or more parts that is built on a permanent chassis, and designed for use as a principal place of residence. HCV- assisted families may occupy manufactured homes in three different ways.

(1) ~~(4)~~ A family can choose to rent a manufactured home already installed on a space and HACA must permit it. In this instance program rules are the same as when a family rents any other residential housing, except that there are special HQS requirements as provided in 15-VI.D below.

(2) A family can purchase a manufactured home under the Housing Choice Voucher Homeownership program.

(3) HUD also permits an otherwise eligible family that owns a manufactured home to rent a space for the manufactured home and receive HCV assistance with the rent for the space as well as certain other housing expenses. PHAs may, but are not required to, provide assistance for such families.

15-VI.B. SPECIAL REQUIREMENTS POLICIES FOR MANUFACTURED HOME OWNERS WHO LEASE A SPACE

Family Income

In determining the annual income of families leasing manufactured home spaces, the value of the family's equity in the manufactured home in which the family resides is not counted as a family asset.

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Lease and HAP Contract

There is a designated ~~separate~~ HAP Contract (form HUD-52642) and designated Tenancy Addendum (form HUD 52642-Aa) and ~~separate HAP Contract (Form 52642)~~ for this special housing type.

There is a ~~separate Tenancy Addendum (Form 52642-a) and separate HAP Contract (Form 52642)~~ for this special housing type.

15-VI.C. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION [FR Notice 1/18/17]

Payment Standards

The PHA payment standard for manufactured homes is determined in accordance with 24 CFR 982.505 and is the payment standard used for the PHA's HCV program. It is based on the applicable FMR for the area in which the manufactured home space is located.

The payment standard for the family is the lower of the family unit size (voucher size) or the payment standard for the number of bedrooms in the manufactured home.

Utility Allowance

HACA must establish utility allowances for manufactured home space rental. For the first 12 months of the initial lease term only, the allowance must include an amount for a utility hook-up charge if the family actually incurred a hook-up charge because of a move. This allowance will not be given to a family that leases in place. Utility allowances for manufactured home space must not include the costs of digging a well or installing a septic system.

If the amount of the monthly assistance payment for a family exceeds the monthly rent for the manufactured home space (including the owner's monthly management and maintenance charges), the PHA may pay the remainder to the family, lender, or utility company.

Space Rent

The rent for the manufactured home space (including other eligible housing expenses) is the total of:

- The rent charged for the manufactured home space;
- Owner maintenance and management charges for the space;
- The monthly payments made by the family to amortize the cost of purchasing the manufactured home, including any required insurance and property taxes; and

- The applicable allowance for tenant-paid utilities

Amortization Costs

The monthly payment made by the family to amortize the cost of purchasing the manufactured home is the debt service established at the time of application to a lender for financing the purchase of the manufactured home if monthly payments are still being made. Any increase in debt service due to refinancing after purchase of the home may not be included in the amortization cost. Debt service for set-up charges incurred by a family may be included in the monthly amortization payments made by the family. In addition, set-up charges incurred before the family became an assisted family may be included in the amortization cost if monthly payments are still being made to amortize the charges.

Housing Assistance Payment

The HAP for a manufactured home space under the housing choice voucher program is the lower of the payment standard minus the TTP or the manufactured home space rent (including other eligible housing expenses) minus the TTP.

Rent Reasonableness

Initially, and at least annually thereafter HACA must determine that the rent for the manufactured home space is reasonable based on rents for comparable manufactured home spaces. HACA must consider the location and size of the space, and any services and maintenance to be provided by the owner. By accepting the monthly housing assistance payment ~~HAP check~~, the owner of the manufactured home space certifies that the rent does not exceed rents charged by the owner for comparable unassisted spaces in the same ~~manufactured home park~~ or elsewhere.

If requested by the PHA, the owner must give the PHA information on rents charged by the owner for other manufactured home spaces.

15-VI.D. HOUSING QUALITY STANDARDS

Under either type of occupancy described in 15-VI.A above, the manufactured home must meet all HQS performance requirements and acceptability criteria discussed in Chapter 8 of this plan. In addition, the following requirement applies:

Manufactured Home Tie-Down

A manufactured home must be placed on the site in a stable manner, and must be free from hazards such as sliding or wind damage. The home must be securely anchored by a tie-down

device that distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist overturning and sliding.

PART VII: HOMEOWNERSHIP

[24 CFR 982.625 through 982.643]

15-VII.A. OVERVIEW [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. HACA must have the capacity to operate a successful HCV homeownership program as defined by the regulations.

There are two forms of homeownership assistance described in the regulations: monthly homeownership assistance payments and single down payment assistance grant. However, PHAs may not offer down payment assistance until and unless funding is allocated by Congress. Since this has not yet happened, only monthly homeownership assistance may be offered.

The PHA may choose not to offer homeownership assistance. However HACA must offer homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. It is the sole responsibility of HACA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. HACA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability. HACA may determine that it is not reasonable to offer homeownership assistance as a reasonable accommodation in cases where HACA has otherwise opted not to implement a homeownership program.

HACA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

HACA Policy

HACA has opted not to operate a monthly homeownership assistance payments program. A single down payment assistance grant is offered through Austin Affordable Housing's down payment assistance program.

CHAPTER 16 PROGRAM ADMINISTRATION INTRODUCTION

This chapter discusses administrative policies and practices that are relevant to the activities covered in this plan. The policies are discussed in seven parts as described below:

Part I: Administrative Fee Reserve This part describes HACA's policies with regard to oversight of expenditures from its administrative fee reserve.

Part II: Setting Program Standards and Schedules This part describes what payment standards are, and how they are updated, as well as how utility allowances are established and revised.

Part III: Informal Reviews and Hearings This part outlines the requirements and procedures for informal reviews and hearings, and for informal hearings regarding citizenship status.

Part IV: Owner or Family Debts to HACA This part describes policies for recovery of monies that HACA has overpaid on behalf of families, or to owners, and describes the circumstances under which HACA will offer repayment agreements to owners and families. Also discussed are the consequences for failure to make payments in accordance with a repayment agreement.

Part V: Section 8 Management Assessment Program (SEMAP) This part describes what the SEMAP scores represent, how they are established, and how those scores affect HACA.

Part VI: Record-Keeping All aspects of the program involve certain types of record-keeping. This part outlines the privacy rights of applicants and participants and record retention policies HACA will follow.

Part VII: Reporting and Record Keeping for Children with Environmental Intervention Blood Lead Level This part describes HACA's responsibilities for reporting, data collection, and record keeping relative to children with environmental intervention blood lead levels that are less than six years of age, and are receiving HCV assistance.

Part VIII: Determination of Insufficient Funding This part describes HACA's policies for determining if there is sufficient funding to issue vouchers, to approve moves to higher cost units or areas, and to continue assistance for all participant families.

Part IX: Violence against Women Act (VAWA): Notification, Documentation, Confidentiality This part contains key terms used in VAWA and describes requirements related to notifying families and owners about their rights and responsibilities under VAWA; requesting documentation from victims of domestic violence, dating violence, sexual assault and stalking; and maintaining the confidentiality of information obtained from victims.

PART I: ADMINISTRATIVE FEE RESERVE [24 CFR 982.155]

HACA will maintain administrative fee reserves, or unrestricted net position (UNP) for the program to pay program administrative expenses in excess of administrative fees paid by HUD for a PHA fiscal year. HUD appropriations acts beginning with FFY 2004 have specified that administrative fee funding may be used only for activities related to the provision of HCV assistance, including related development activities. [Notice PIH 2012-9] cites two examples of related development activities: unit modification for accessibility purposes and development of project-based voucher units. The notice makes clear that other activities may also qualify as related development activities. Administrative fees that remain in the UNP account from funding provided prior to 2004 may be used for "other housing purposes permitted by state and local law," in accordance with [24 CFR 982.155(b)(1)].

[In addition, as specified in Notice PIH 2022-18, PHAs may use administrative fee funding for both administrative and "other expenses" needed to employ strategies and undertake activities beyond regular administrative responsibilities to facilitate the successful leasing and use of housing choice vouchers by families, such as through the use of security deposit assistance and](#)

[landlord recruitment and incentive payments, among other allowable expenses specified in the notice. PHAs are also permitted to use UNP for these expenses \[Notice PIH 2022-18\].](#)

If a PHA has not adequately administered its HCV program, HUD may prohibit use of funds in the UNP Account and may direct the PHA to use funds in that account to improve administration of the program, for HCV HAP expenses, or to reimburse ineligible expenses in accordance with the regulation at [24 CFR 982.155(b)(3)].

HUD requires the PHA Board of Commissioners or other authorized officials to establish the maximum amount that may be charged against the UNP account without specific approval.

HACA Policy

Expenditures from the UNP account will be made in accordance with all applicable federal requirements. Expenditures will not exceed \$10,000 per occurrence without the prior approval of the PHA's Board of Commissioners.

PART II: SETTING PROGRAM STANDARDS AND SCHEDULES

16-II.A. OVERVIEW

Although many of the program's requirements are established centrally by HUD, the HCV program's regulations recognize that some flexibility is required to allow HACA to adapt the program to local conditions. This part discusses how HACA establishes and updates certain schedules and standards that are used to administer the program locally. Details about how these schedules are applied to individual families are provided in other chapters. The schedules and standards discussed here include:

Payment Standards, which dictate the maximum subsidy a family can receive (application of the payment standards is discussed in Chapter 6); and

Utility Allowances, which specify how a family's payment should be adjusted to account for tenant-paid utilities (application of utility allowances is discussed in Chapter 6).

HACA Policy

Copies of the payment standard and utility allowance schedules are available for review in HACA's offices during normal business hours.

Families, owners, and members of the public may submit written comments on the schedules discussed in this part, at any time, for consideration during the next revision cycle.

HACA will maintain documentation to support its annual review of payment standards and utility allowance schedules. This documentation will be retained for at least 3 years.

Establishing and updating the PHA passbook rate, which is used to calculate imputed income from assets, is covered in Chapter 6 (see Section 6-I.G.).

16-IL.B. PAYMENT STANDARDS [24 CFR 982.503; HCV GB, Chapter 7]

The payment standard sets the maximum subsidy payment a family can receive from HACA each month [24 CFR 982.505(a)]. Payment standards are based on fair market rents (FMRs) published annually by HUD. FMRs are set at a percentile within the rent distribution of standard quality rental housing units in each FMR area. For most jurisdictions FMRs are set at the 40th percentile of rents in the market area.

HACA must establish a payment standard schedule that establishes payment standard amounts for each FMR area within HACA's jurisdiction, and for each unit size within each of the FMR areas. For each unit size, HACA may establish a single payment standard amount for the whole FMR area, or may set different payment standards for different parts of the FMR area. Unless HUD grants an exception, HACA is required to establish a payment standard within a "basic range" established by HUD – between 90 and 110 percent of the published FMR for each unit size.

Updating Payment Standards

When HUD updates its FMRs, HACA must update its payment standards if the standards are no longer within the basic range [24 CFR 982.503(b)]. HUD may require HACA to make further adjustments if it determines that rent burdens for assisted families in HACA's jurisdiction are unacceptably high [24 CFR 982.503(g)].

HACA Policy

HACA will review the appropriateness of the payment standards on an annual basis when the new FMRs are published, and at other times as determined necessary. In addition to ensuring the payment standards are always within the "basic range" HACA will consider the following factors when determining whether an adjustment should be made to the payment standard schedule:

Funding Availability: HACA will review the budget to determine the impact projected subsidy adjustments will have on funding available for the program and the number of families served.

Average rental amounts for unassisted units – HACA will review the average rental amounts from HACA's available units list and Multiple Listing Service for leased units.

Lease-up Time and Success Rate: HACA ~~may~~will consider the percentage of families that are unable to locate suitable housing before the voucher expires and whether families are leaving the jurisdiction to find affordable housing.

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Any changes to payment standard amounts will be approved by the Board of Commissioners and the effective date will be provided in writing to staff and

program participants.

Exception Payment Standards [24 CFR 982.503(c)(5), Notice PIH 2018-01:]
FR Notice 9/27/21

A non-SAFMR PHA may establish an exception payment standard for a zip code area of up to and including 110 percent of the SAFMR determined by HUD for that zip code area. Regardless of the level of the exception payment standard compared to the metropolitan area FMRs (MAFMRs), the PHA must send an email to SAFMRs@hud.gov to notify HUD that it has adopted an exception payment standard based on the SAFMR. A PHA that adopts an exception payment standard pursuant to this authority must apply it to the entire ZIP code area, for both its HCV, and if applicable, its PBV program. For the PBV program, this means that the rent to owner may not exceed the new exception payment standard amount, provided the rent is still reasonable. A PHA that adopts an exception payment standard area must revise its briefing materials to make families aware of the exception payment standard and the area that it covers.

In addition, HUD allows PHAs to establish a HUD-Veterans Affairs Supportive Housing (HUD-VASH) exception payment standard. PHAs may go up to but no higher than 120 percent of the FMR or SAFMR specifically for VASH families. PHAs who want to establish a VASH exception payment standard over 120 percent must still request a waiver from HUD (See Section 19-III.E.).

Voluntary Use of Small Area FMRs [24 CFR 982.503, Notice PIH 2018-01]

PHAs that administer vouchers in a metropolitan area where the adoption of SAFMRs is not required may request approval from HUD to voluntarily adopt SAFMRs. SAFMRs may be voluntarily adopted for one or more zip code areas.

HACA Policy

HACA will not voluntarily adopt the use of SAFMRs except to establish exception payment standards in certain zip code areas.

Unit-by-Unit Exceptions [24 CFR 982.503, 24 CFR 982.505(d), Notice PIH 2010-26, Streamlining Rule 3/8/2016 and Notice PIH 2016-05]

Unit-by-unit exceptions to HACA's payment standards are generally not permitted. However, an exception may be made as a reasonable accommodation for a family that includes a person with disabilities. (See Chapter 2 for a discussion of reasonable accommodations.) This type of exception does not affect HACA's payment standard schedule.

When needed as a reasonable accommodation, the PHA may make an exception to the payment standard without HUD approval if the exception amount does not exceed 120 percent of the applicable FMR for the unit size [24 CFR 982.503(b)]. The PHA may request HUD approval for

Retention of Documents [24 CFR 5.514(h)]

HACA must retain for a minimum of 5 years the following documents that may have been submitted to HACA by the family, or provided to HACA as part of the USCIS appeal or HACA informal hearing process:

The application for assistance;

Form completed by the family for income reexamination;

Photocopies of any original documents, including original USCIS documents;

Signed verification consent form;

USCIS verification results;

Request for a USCIS appeal;

Final USCIS determination;

Request for an informal hearing; and

Final informal hearing decision

PART IV: OWNER OR FAMILY DEBTS TO HACA**16-IV.A. OVERVIEW**

PHAs are required to include in the administrative plan, policies concerning repayment by a family of amounts owed to HACA [24 CFR 982.54]. If the family breaches an agreement with the PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA, the PHA, at its discretion, may offer a family the opportunity to enter an agreement to pay amounts owed to a PHA or amounts paid to an owner by a PHA. The PHA may prescribe the terms of the agreement [24 CFR 982.552(c)(1)(vii). This part describes HACA's policies for recovery of monies that have been overpaid on behalf of families, or to owners.

HACA Policy

When an action or inaction of an owner or participant results in the overpayment of housing assistance, HACA holds the owner or participant liable to return any overpayments to HACA.

HACA will enter into repayment agreements in accordance with the policies contained in this part as a means to recover overpayments.

When an owner or participant refuses to repay monies owed to HACA, HACA will utilize other available collection alternatives, including, but not limited to, the following:

Collection agencies

[Small claims court](#)

[Civil law suit](#)

[State income tax set-off program](#)

16-IV.B. REPAYMENT POLICY

Owner Debts to HACA

HACA Policy

Any amount due to HACA by an owner must be repaid by the owner within 30 days of HACA's determination of the debt.

If the owner fails to repay the debt within the required time frame and is entitled to future HAP payments, HACA will reduce the future HAP payments by the amount owed until the debt is paid in full.

If the owner is not entitled to future HAP payments, HACA will offer to enter into a repayment agreement in accordance with the policies below.

If the owner refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, HACA will ban the owner from future participation in the program and pursue other modes of collection~~on~~.

including, but not limited to, the following:

[Collection agencies](#)

[Small claims court](#)

[Civil lawsuit](#)

[State income tax set-off program](#)

Family Debts to HACA

Families are required to reimburse the PHA if they were charged less rent than required because the family either underreported or failed to report income. PHAs are required to determine retroactive rent amounts as far back as the PHA has documentation of family unreported income [Notice PIH 2018-18].

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HACA Policy

Any amount due to HACA by an HCV participant must be repaid by the family. If the family is unable to repay the debt within 30 days, HACA may offer to enter into a repayment agreement in accordance with the policies below.

If the family refuses to repay the debt, enter into a repayment agreement, or breaches a repayment agreement, HACA will terminate the assistance in accordance with the policies in Chapter 12 and pursue other modes of collection, including, but not limited to, the following:

Collection agencies

Small claims court

Civil lawsuit

State income tax set-off program

Repayment Agreement [24 CFR 792.103]

The term *repayment agreement* refers to a formal document signed by a tenant or owner and provided to HACA in which a tenant or owner acknowledges a debt in a specific amount and agrees to repay the amount due at specific time periods.

Repayment Agreement Guidelines

Payment Thresholds

Notice PIH ~~2018-18~~~~2017-12~~ recommends that the total amount that a family must pay each month—the family’s monthly share of rent plus the monthly debt repayment amount—should not exceed 40 percent of the family’s monthly adjusted income. However, a family may already be paying 40 per cent or more of its monthly adjusted income in rent. Moreover, Notice PIH ~~2018-18~~~~2017-12~~ acknowledges that PHAs have the discretion to establish “thresholds and

policies” for repayment agreements with families [24 CFR 982.552(c)(1)(vii)].

HACA Policy

For fraud cases, any amounts owed in the amount of more than \$5,000, HACA will not enter into repayment agreement, unless approval is granted by the Vice President of Assisted Housing. HACA may pursue termination of assistance and refer the case to HUD’s Office of Inspector General for prosecution.

For all balances owed under HACA’s established threshold, repayment timeframes will be established as listed below:

Amounts between \$4,000 and \$5,000 must be repaid within 48 months.

Amounts between \$3,000 and \$3,999 must be repaid within 36 months.

Amounts between \$2,000 and \$2,999 must be repaid within 24 months.

Amounts between \$1,000 and \$1,999 must be repaid within 18 months.

Amounts between \$500 and \$999 must be repaid within 12 months.

Amounts under \$500 must have a minimum monthly payment of \$50 and cannot exceed 12 months.

Exceptions to this schedule may be made at the discretion of the Vice President of Assisted Housing.

Execution of the Agreement

All repayment agreements must be in writing, dated, and signed by both the family and the PHA [Notice PIH 2018-18].

HACA Policy

The head of household and spouse/co-head (if applicable) must sign the repayment agreement.

Due Dates

HACA Policy

All payments are due by the close of business on the 5th day of the month. If the 5th does not fall on a business day, the due date is the close of business on the first business day after the 5th.

Non-Payment

HACA Policy

If the family fails to make any payment as required by the terms set forth within the repayment agreement, HACA retains the right to demand immediate payment of the remaining unpaid balance. If the family fails to make payment of the full balance, it will be considered a breach of the agreement and HACA will terminate tenancy in

accordance with the policies in Chapter 12.

No Offer of Repayment Agreement

HACA Policy

HACA will not enter into a new repayment agreement if there is already a current repayment agreement in place with the family, or the amounts owed by the family exceed the Federal or State threshold for criminal prosecution and/or HACA's established threshold under fraud cases.

Repayment Agreement ~~Terms Involving Improper Payments~~

All repayment agreements must be in writing, dated, signed by both the family and the PHA, include the total retroactive rent amount owed, any amount of lump sum payment made at time of execution, if applicable, and the monthly repayment amount. Notice PIH 2017-12/2018-18 requires certain provisions, at a minimum, to be included in any repayment agreement involving amounts owed by a family because it underreported or failed to report income:

Notice PIH 2017-12 requires certain provisions to be included in any repayment agreement involving amounts owed by a family because it underreported or failed to report income:

- A reference to the items in the family briefing packet that state the family's obligation to provide true and complete information at every reexamination and the grounds on which the PHA may terminate assistance because of a family's action or failure to act
- A statement clarifying that each month the family not only must pay to the PHA the monthly payment amount specified in the agreement but must also pay to the owner the family's monthly share of the rent to owner
- A statement that the terms of the repayment agreement may be renegotiated if the family's income decreases or increases
- A statement that late or missed payments constitute default of the repayment agreement and may result in termination of assistance.

PART V: SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)

16-V.A. OVERVIEW

The Section 8 Management Assessment Program (SEMAP) is a tool that allows HUD to measure PHA performance in key areas to ensure program integrity and accountability. SEMAP scores translate into a rating for each PHA as high performing, standard, or troubled. Scores on individual SEMAP indicators, as well as overall SEMAP ratings, can affect HACA in several ways.

High-performing PHAs can be given a competitive advantage under notices of funding availability [24 CFR 985.103].

16-VI.B. RECORD RETENTION [24 CFR 982.158; 24 CFR 908.101]

During the term of each assisted lease, and for at least three years thereafter, the PHA must keep:

- A copy of the executed lease;
- The HAP contract; and
- The application from the family.

In addition, the PHA must keep the following records for at least three years:

- Records that provide income, racial, ethnic, gender, and disability status data on program applicants and participants;
- An application from each ineligible family and notice that the applicant is not eligible;
- HUD-required reports;
- Unit inspection reports;
- Lead-based paint records as required by 24 CFR 35, Subpart B.
- Accounts and other records supporting PHA budget and financial statements for the program;
- Records to document the basis for PHA determination that rent to owner is a reasonable rent (initially and during the term of a HAP contract); and
- Other records specified by HUD.
- The PHA must keep the last three years of the Form HUD-50058 and supporting documentation during the term of each assisted lease, and for a period of at least three years from the end of participation (EOP) date [24 CFR 908.101].
- The PHA must maintain Enterprise Income Verification (EIV) system Income Reports in the tenant file for the duration of the tenancy but for a period not to exceed three years from the EOP date [Notice PIH 2018-18].
-
- Notice PIH 2014-20 requires PHAs to keep records of all complaints, investigations, notices, and corrective actions related to violations of the Fair Housing Act or the equal access final rule.

If an informal hearing to establish a family's citizenship status is held, longer retention requirements apply for some types of documents. For specific requirements, see Section 16- III.D., Retention of Documents.

16-VI.C. RECORDS MANAGEMENT

PHAs must maintain applicant and participant files and information in accordance with the regulatory requirements described below.

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receive under this program.

PART I: GENERAL REQUIREMENTS

17-I.A. OVERVIEW [24 CFR 983.5; FR Notice 1/18/17; Notice PIH 2017-21]

The project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to take up to 20 percent of its authorized units and attach the funding to specific units rather than using it for tenant-based assistance [24 CFR 983.6]. PHAs may only operate a PBV program if doing so is consistent with the PHA's Annual Plan, and the goal of deconcentrating poverty and expanding housing and economic opportunities [42 U.S.C. 1437f(o)(13)].

HACA Policy

HACA will operate a project-based voucher program as outlined in this chapter.

PBV assistance may be attached to existing housing or newly constructed or rehabilitated housing [24 CFR 983.52]. If PBV units are already selected for project-based assistance either under an agreement to enter into HAP Contract (Agreement) or a HAP contract, the PHA is not required to reduce the number of these units if the amount of budget authority is subsequently reduced. However, the PHA is responsible for determining the amount of budget authority that is available for project-based vouchers and ensuring that the amount of assistance that is attached to units is within the amounts available under the ACC, regardless of whether the PHA has vouchers available for project-basing [FR Notice 1/18/17].

Additional Project-Based Units [FR Notice 1/18/17; Notice PIH 2017-2; ~~1~~ FR Notice 1/24/22]

The PHA may project-base an additional 10 percent of its units above the 20 percent program limit. The units may be distributed among one, all, or a combination of the categories as long as the total number of units does not exceed the 10 percent cap. ~~Units qualify under this exception if the units:~~

For units under a HAP contract that was first executed on or after April 18, 2017, units qualify under this exception if the units:

- Are specifically made available to house individuals and families that meet the definition of homeless under section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302) and contained in the Continuum of Care Interim Rule at 24 CFR 578.3.
- Are specifically made available to house families that are comprised of or include a veteran.

- *Veteran* means an individual who has served in the United States Armed Forces.
- Provide supportive housing to persons with disabilities or elderly persons as defined in 24 CFR 5.403.
- Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year Estimates. Only units that are under a HAP contract that was first executed on or after April 18, 2017, may be covered by the 10 percent exception.
 - [PBV units that house eligible youth receiving FUPY/FYI assistance are also covered by this 10 percent exception authority if the units are under a HAP contract that became effective after December 27, 2020, and if the unit is occupied by an eligible youth receiving FUPY/FYI assistance. FYI TPVs that were awarded under Notice PIH 2019-20 are not part of this exception since PHAs are prohibited from project-basing FYI TPVs. Units added after December 27, 2020, through an amendment of a HAP contract that became effective after December 27, 2020, are eligible for this 10 percent exception authority. In contrast, units added after December 27, 2020, through an amendment of a HAP contract that became effective on or prior to December 27, 2020, are not eligible for this 10 percent exception authority \[FR Notice 1/24/22\]. See Chapter 19 for policies specific to project-basing FUPY vouchers.](#)

HACA Policy

HACA may project-base up to an additional 10 percent of its authorized units, up to 30 percent, in accordance with HUD regulations and requirements.

Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17]

PBV units under the RAD program and HUD-VASH PBV set-aside vouchers do not count toward the 20 percent limitation when PBV assistance is attached to them.

In addition, units that were previously subject to certain federal rent restrictions or were receiving another type of long-term housing subsidy provided by HUD are not subject to the cap. The unit must be covered under a PBV HAP contract that first became effective on or after April 18, 2017.

HACA Policy

HACA may project-base units not subject to the 20 percent cap in accordance with HUD regulations and requirements.

17-I.B. TENANT-BASED VS. PROJECT-BASED VOUCHER ASSISTANCE

- If the PHA is planning rehabilitation or new construction on the project, a minimum threshold of \$25,000 per unit in hard costs must be expended.
- If the PHA plans to replace public housing by attaching PBV assistance to existing housing in which the PHA has an ownership interest or control, then the \$25,000 per unit minimum threshold does not apply as long as the existing housing substantially complies with HQS.
- The PHA must include in the administrative plan what work it plans to do on the property or site and how many PBV units will be added to the site.
- *Ownership interest* means that the PHA or its officers, employees, or agents are in an entity that holds any direct or indirect interest in the building, including, but not limited to an interest as: titleholder; lessee; stockholder; member, or general or limited partner; or a member of a limited liability corporation.

HACA Policy

HACA is currently undertaking a complete redevelopment and expansion of its Rosewood Courts public housing property in east Austin. In accordance with HUD requirements, this redevelopment and expansion will exceed the required minimum of \$25,000 in per unit hard costs. This property is a high priority for HACA – it is in an area of expanding opportunity that is rapidly gentrifying and where there is a significant need for additional affordable housing to meet the needs of current residents of the area and others moving to Austin.

This redevelopment contemplates the new construction of approximately 184 multi-family units with modern, energy efficient appliances and amenities, which will replace 17 of the existing 25 buildings on the site. HACA and AAHC also recognize the historic significance of the property and as such the redevelopment also contemplates a robust historic preservation component consisting of the restoration of eight existing buildings. The redevelopment plan will significantly improve the quality of life for the residents of Rosewood Courts East and allow AAHC to provide more affordable housing by moderately increasing density. Additionally, the redevelopment will include an opportunity for homeownership for approximately 12 low income families. HACA may elect to project-base vouchers not to exceed 50 units.

Residents of Rosewood Courts will have the first right to return to the newly rebuilt Pathways at Rosewood Courts. During construction, Rosewood Courts residents will be supported with comprehensive relocation assistance, ensuring each household's needs are accounted for and are offered options that minimize having to leave their immediate neighborhood. It is anticipated that nearby HACA properties will also be a viable relocation option for families while Rosewood is being rebuilt.

HACA has determined that the placement of project-based Housing Choice Vouchers will significantly benefit HACA's ability to meet its mission of serving the lowest income persons in our community, including seniors, persons with disabilities, transitioning homeless, and families with children.

HACA is currently undertaking a complete redevelopment and expansion of its Chalmers Courts public housing property in east Austin. In accordance with HUD requirements, this redevelopment and expansion will exceed the required minimum of \$25,000 in per unit hard costs. This property is a high priority for HACA – it is in an area of expanding opportunity that is rapidly gentrifying and where there is a significant need for additional affordable housing to meet the needs of current residents of the area and others moving to Austin. The first phase of the redevelopment is the construction of 86 new affordable housing units south of the existing Chalmers Courts site (Chalmers South). ~~HACA may elect to project-based 42 regular vouchers and 8 VASH vouchers at Chalmers East not to exceed 43 units at Chalmers South or no more than half of the total units at Chalmers South.~~ HACA will project-base 42 regular vouchers and 8 VASH vouchers at Chalmers West. Once complete, HACA will relocate residents from either the east or west side of the existing Chalmers Courts site, minimizing displacement and disruption to families. A redevelopment will then begin on either the east or west side of the site. ~~The exact order of redevelopment is dependent on the financing tools which ultimately will be available, including use of the Low Income Housing Tax Credit program.~~

The east side and west side redevelopments of Chalmers Courts will involve the construction of approximately 160 units on each side. Once fully completed, the new Chalmers Courts – south, west and east – will total approximately 400 units, significantly helping address Austin's affordable housing needs.

HACA has determined that the placement of project-based Housing Choice Vouchers, as well as the placement of a to-be-determined number of project-based HUD VASH vouchers, will significantly benefit HACA's ability to meet its mission of serving the lowest income persons in our community, including seniors, persons with disabilities, transitioning homeless, and families with children.

Solicitation and Selection of PBV Proposals [24 CFR 983.51(c)]

PHA procedures for selecting PBV proposals must be designed and actually operated to provide broad public notice of the opportunity to offer PBV proposals for consideration by the PHA. The public notice procedures may include publication of the public notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice. The public notice of the PHA request for PBV proposals must specify the submission deadline. Detailed application and selection information must be provided at the request of interested parties.

will not receive (before or during the term of the HAP contract) any public assistance for acquisition, development, or operation of the housing other than assistance disclosed in the subsidy layering review in accordance with HUD requirements

17-ILF. CAP ON NUMBER OF PBV UNITS IN EACH PROJECT

25 Percent per Project Cap [24 CFR 983.56, FR Notice 1/18/17, and Notice PIH 2017-21]

In general, the PHA may not select a proposal to provide PBV assistance for units in a project or enter into an agreement to enter into a HAP or a HAP contract to provide PBV assistance for units in a project, if the total number of dwelling units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than the greater of 25 units or 25 percent of the number of dwelling units (assisted or unassisted) in the project.

Exceptions to 25 Percent per Project Cap [FR Notice 1/18/17; Notice PIH 2017-21; [FR Notice 1/24/22](#)]

As of April 18, 2017, units are not counted against the 25 percent or 25-unit per project cap if:

- The units are exclusively for elderly families
- The units are for households eligible for supportive services available to all families receiving PBV assistance in the project
- If the project is located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year estimates, the project cap is the greater of 25 units or 40 percent (instead of 25 percent) of the units in the project [FR Notice 7/14/17].

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) eliminated the project cap exemption for projects that serve disabled families and modified the exception for supportive services.

[Under the Fostering Stable Housing Opportunities \(FSHO\) amendments, units exclusively made available to youth receiving FUPY/FYI assistance may be excepted from the project cap for HAP contracts first effective after December 27, 2020. For more information on excepted units for FUPY, see Chapter 19.](#)

Projects where these caps were implemented prior to HOTMA (HAP contracts executed prior to April 18, 2017) [or FSHO \(contract in effect on or prior to December 27, 2020\)](#) may continue to use the former exceptions and may renew their HAP contracts under the old requirements, unless the PHA and owner agree to change the conditions of the HAP contract. However, this change may not be made if it would jeopardize an assisted family's eligibility for continued assistance in

HACA will seek HUD approval to add 50 Project-based voucher units to the Cady Loft HAP Contract without competition. The justification for this is described below:

- 1) HACA's commitment to expand housing opportunities to vulnerable persons experiencing homelessness who struggle to locate affordable housing in the Austin rental market.
- 2) Cady Lofts received a 9% Low Income Housing Tax Credit (LIHTC) allocation. This qualifies for selection of proposal subject to previous competition under a federal, state, or local housing assistance program. Cady Loft's proposal was selected in accordance with the LIHTC competitive selection requirements within 3 years of the PBV proposal selection date, and the earlier competitively selected housing assistance proposal did not involve any consideration that the project would receive additional PBV assistance.

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17-V.D. HAP CONTRACT YEAR, ANNIVERSARY AND EXPIRATION DATES [24 CFR 983.207(b) and 983.302(e)]

The HAP contract year is the period of 12 calendar months preceding each annual anniversary of the HAP contract during the HAP contract term. The initial contract year is calculated from the first day of the first calendar month of the HAP contract term.

The annual anniversary of the HAP contract is the first day of the first calendar month after the end of the preceding contract year.

There is a single annual anniversary and expiration date for all units under a particular HAP contract, even in cases where contract units are placed under the HAP contract in stages (on different dates) or units are added by amendment. The anniversary and expiration dates for all units coincide with the dates for the contract units that were originally placed under contract.

17-V.E. OWNER RESPONSIBILITIES UNDER THE HAP CONTRACT [24 CFR 983.210]

When the owner executes the HAP contract s/he certifies that at such execution and at all times during the term of the HAP contract:

- All contract units are in good condition and the owner is maintaining the premises and contract units in accordance with HQS;
- The owner is providing all services, maintenance, equipment and utilities as agreed to under the HAP contract and the leases;

HUD-VASH Operating Requirements.**Forty-two (42) regular Project-based Vouchers**

HACA will use the same selection preferences that are used for the HCV tenant-base voucher program for the 42 regular PBV units.

Applicants on the Housing Choice Voucher programs tenant-base waiting list will be added to Pathways at Chalmers Court West project-based voucher waiting list. If the Housing Choice Voucher waiting list doesn't provide enough referrals to fill the available project-based voucher units, referrals would come directly from Pathways at Chalmers Court West to be added to the project-based voucher waiting list. Households who meet the Housing Choice Voucher initial eligibility requirements will be referred to Pathways at Chalmers Court West for a project-based voucher unit.

Eligible applicants must meet Pathways at Chalmers Court West tenant selection screening criteria.

If the applicant was previously on the Housing Choice Voucher waiting and decides not to lease a unit at Pathways at Chalmers Court West, the applicant will remain on the HCV tenant-base voucher waiting list.

If the applicant was not previously on the Housing Choice Voucher waiting list and was referred to apply by Pathways at Chalmers Court West and refuses an offer of PBV assistance or does not meet Pathways at Chalmers Court West's screening criteria, they will not be eligible to remain on the regular tenant-base Housing Choice Voucher waiting list.

Pathways at Rosewood Courts

HACA will project-base ~~up to 560~~ vouchers at Rosewood Courts. The property is located at ~~1141 Chicon Street~~ 2001 Rosewood Ave, Austin Texas.

Tenant Selection

~~Fifty~~ Up to sixty (560) regular ~~p~~Project-based ~~v~~Vouchers

HACA will use the same selection preferences that are used for the HCV tenant-base voucher program for ~~up to 650~~ regular PBV units.

Applicants on the Housing Choice Voucher programs tenant-based d waiting list will be added to Pathways at Rosewood Courts project-based voucher waiting list. If the Housing Choice Voucher waiting list doesn't provide enough referrals to fill the available project-based voucher units, referrals would come directly from Pathways at Rosewood Courts to be added to the project-based voucher waiting list. Households who meet the Housing Choice Voucher initial eligibility requirements will be referred to Pathways at Rosewood Courts for a project-based voucher unit.

in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

Balcones Terrace

HACA will project-base 25 HCV and 25 HUD-VASH units at Balcones Terrace. The property is located at 10024 N. Capital of Texas Hwy, Austin TX 78759.

Tenant Selection

HACA will accept HUD-VASH applicants for vacant units in the order received from the Veterans Affairs Austin Outpatient Clinic in accordance with HUD-VASH Operating Requirements.

For non-specified category vouchers, HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

Owner Referral = 1

Project-Specific Supportive Services Need = 1

Disability = 1

Chronically Homeless = 2

Owner Referral Preference: HACA will give preference to households (including

individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC lead agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

Libertad Austin at Gardner

HACA will project-base 25 HCV and 25 HUD-VASH units at Libertad Austin at Gardner. The property is located at 900 Gardner Rd, Austin TX 78721.

Tenant Selection

HACA will accept HUD-VASH applicants for vacant units in the order received from the Veterans Affairs Austin Outpatient Clinic in accordance with HUD-VASH Operating Requirements.

For non-specified category vouchers, HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

Owner Referral = 1

Project-Specific Supportive Services Need = 1

Disability = 1

Chronically Homeless = 2

Owner Referral Preference: HACA will give preference to households (including individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC lead agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

Candlewood Suites Hotel Conversion Project at Pecan Park

HACA will project-base 50 units at the Candlewood Suites Hotel Conversion Project at Pecan Park. The property is located at 10811 Pecan Park Blvd #2, Austin TX 78750.

Tenant Selection

HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing

priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

<u>Owner Referral</u>	<u>= 1</u>
<u>Project-Specific Supportive Services Need</u>	<u>= 1</u>
<u>Disability</u>	<u>= 1</u>
<u>Chronically Homeless</u>	<u>= 2</u>

Owner Referral Preference: HACA will give preference to households (including individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC lead agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

Cady Lofts

HACA will project-base 75 units at Cady Lofts. The property is located at 1004-1008 E. 39th St., Austin TX 78751.

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~~Revised December 16, 2021~~ ~~Draft~~ ~~October 21, Sept 2022~~

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Tenant Selection

HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

<u>Owner Referral</u>	<u>= 1</u>
<u>Project-Specific Supportive Services Need</u>	<u>= 1</u>
<u>Disability</u>	<u>= 1</u>
<u>Chronically Homeless</u>	<u>= 2</u>

Owner Referral Preference: HACA will give preference to households (including individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC lead agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a PBV unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

- Communicate the move out date from the PBRA program to the HCV Intake Team to prevent the overlapping of assistance.
 - The move out from PBRA will not be effective until the property manager receives the keys from the resident family.
 - The family will be required to pay the full rental cost for any days that they have moved in to their new unit before returning the keys to the PBRA property management.
 - The voucher assistance will not start until the day after the family provides the keys to the PBRA property management.

VIII. Promoting Self-Sufficiency Through Choice Mobility

The decision about where to live can have a significant impact on a family's journey toward self-sufficiency. Through the Choice Mobility voucher option, families living in the PBRA property are given the opportunity to make that decision. Therefore PHA's should strategize how to maximize the use of the Choice Mobility voucher as a self-sufficiency tool.

HACA Policy

Within available resources, HACA will intentionally strategize and leverage the utilization of specific supportive services to provide a solid foundation for the use of the Choice Mobility voucher as a self-sufficiency and resource building tool.

- HACA will explore how to efficiently and effectively use the 2 + years that families are living in PBRA to offer community development services that focus on preparing families for transition to use of a voucher in the private rental market. Such services may include, but are not limited to, financial literacy training, credit counseling and credit improvement, addressing rental history, increasing income through employment, financial coaching, and home maintenance and upkeep among others.
- HACA will explore how to use the resources available (i.e. opportunity mapping) to help direct families toward areas of higher opportunity when they are searching for neighborhoods and housing that meets their needs and where they can use the voucher. This will include helping families to understand how to use these tools to gain information on items such as schools, supportive services and transportation.

Chapter 19

SPECIAL PURPOSE VOUCHERS

INTRODUCTION

Special purpose vouchers are specifically funded by Congress in separate appropriations from

regular HCV program funding in order to target specific populations. Special purpose vouchers include vouchers for the following programs:

- Family Unification Program (FUP)
- Foster Youth to Independence (FYI) program
- Veterans Affairs Supportive Housing (VASH)
- Mainstream
- Non-Elderly Disabled (NED)

PHA Policy

The PHA will administer the following types of special purpose vouchers: **FUP; FYI; VASH; Mainstream; NED**

This chapter describes HUD regulations and PHA policies for administering special purpose vouchers. The policies outlined in this chapter are organized into five sections, as follows:

Part I: Family Unification Program (FUP)

Part II: Foster Youth to Independence (FYI) program

Part III: Veterans Affairs Supportive Housing (VASH)

Part IV: Mainstream voucher program

Part V: Non-Elderly Disabled (NED) vouchers

Except as addressed by this chapter and as required under federal statute and HUD requirements, the general requirements of the HCV program apply to special purpose vouchers.

PART I: FAMILY UNIFICATION PROGRAM (FUP)

19-I.A. PROGRAM OVERVIEW [Fact Sheet, Housing Choice Voucher Program Family Unification Program (FUP)]

Overview

The Family Unification Program (FUP) was authorized by Congress in 1990 to help preserve and reunify families. PHAs that administer the program provide vouchers to two different populations—FUP families and FUP youth.

Families eligible for FUP are families for whom the lack of adequate housing is a primary factor in:

- The imminent placement of the family's child or children in out-of-home care; or
- The delay in the discharge of the child or children to the family from out-of-home care.

There is no time limitation on FUP family vouchers, and the family retains their voucher as long as they are HCV-eligible. There is no requirement for the provision of supportive services for FUP family vouchers.

Youth eligible for FUP are those who:

- Are at least 18 years old and not more than 24 years of age;
- Have left foster care or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act at age 16 and older; and
- Are homeless or at risk of becoming homeless.

FUP youth vouchers are limited by statute to a period between 36 and 60 months of housing assistance. Supportive services must also be provided to FUP-eligible youth by the Public Child Welfare Agency (PCWA) or by another agency or organization under contract with the PCWA for the period of time defined in the notice or Notice of Funding Availability/Opportunity (NOFA/O) for which funding was made available.

PHAs that wish to administer FUP vouchers must apply to HUD by submitting an application under an active Notice of Funding Opportunity (NOFO). While the FUP program is administered in accordance with HCV regulations, the FUP NOFOs issued by HUD provide specific program information and requirements.

In order to administer the program, the PHA must also form a partnership with a local PCWA who is responsible for determining the family or youth meets FUP eligibility requirements and referring them to the PHA. Once the referral is received, the PHA is responsible for placing the FUP family or youth on the PHA's waiting list and determining whether they are eligible to

receive assistance under the PHA's HCV program.

Assigning Vouchers [FUP FAQs]

The PHA may, but is not required to, assign a specific number or percentage of FUP vouchers for FUP youths and FUP families. Unless the PHA assigns a specific number or percentage of FUP vouchers to a designated FUP population, the PHA must serve any referrals (youths or families) that meet all program eligibility requirements up to the PHA's designated FUP program size.

HACA Policy

HACA has not designated any specific number or percentage of FUP vouchers for youths or families. HACA will serve all referrals that meet program eligibility requirements, up to HACA's FUP voucher allocation.

19-I.B. PUBLIC CHILD WELFARE AGENCY (PCWA)

Families and youth do not apply directly to the PHA for FUP vouchers. They are instead referred by a PCWA with whom the PHA has entered into a Memorandum of Understanding (MOU). The partnering PCWA initially determines whether the family or youth meets the FUP program eligibility requirements listed in 19-I.C. and 19-I.D. and then refers those families or youths to the PHA.

HUD strongly encourages PHAs and PCWAs to make decisions collaboratively on the administration of the program and to maintain open and continuous communication. The PCWA must have a system for identifying FUP-eligible youth within the agency's caseload and for reviewing referrals from a Continuum of Care (COC) if applicable.

HACA Policy

HACA has entered into an MOU with the following partnering organizations: *Texas Department of Family Protective Services (DFPS) (PCWA)*

Supportive Services

The PCWA must provide supportive services for the period of time defined in the notice or NOFA/O for which the funding was made available to all FUP-eligible youth regardless of their age. The MOU between the PHA and the PCWA should identify the period of time in which supportive services will be provided.

HACA Policy

DFPS and/or its designated contractor for its Aftercare Transitional Living Services Program (ACTS) will provide supportive services for all FUP youth for a period of no less than 18 months after lease-up.

Supportive services may be provided to FUP-eligible youth by the PCWA or by another agency or organization under agreement or contract with the PCWA, including the PHA. The organization providing the services and resources must be identified in the MOU. The following services must be offered:

- Basic life skills information or counseling on money management, use of credit, housekeeping, proper nutrition or meal preparation, and access to health care (e.g., doctors, medication, and mental and behavioral health services);
- Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance or referrals for assistance on security deposits, utility hook-up fees, and utility deposits;
- Providing such assurances to owners of rental property as are reasonable and necessary to assist a FUP-eligible youth to rent a unit with a FUP voucher;
- Job preparation and attainment counseling (where to look and how to apply, dress, grooming, relationships with supervisory personnel, etc.); and
- Educational and career advancement counseling regarding attainment of general equivalency diploma (GED), or attendance or financing of education at a technical school, trade school, or college, including successful work ethic and attitude models.

HACA Policy

The following additional supportive services will be offered as needed: self-esteem and personal relationships; parenting skills; counseling and mentoring.

A FUP-eligible youth cannot be required to participate in these services as condition of receipt of the FUP voucher.

19-I.C. FUP FAMILY VOUCHER ELIGIBILITY CRITERIA

FUP family assistance is reserved for eligible families that the PCWA has certified are a family for whom a lack of adequate housing is a primary factor in:

- The imminent placement of the family's child or children in out-of-home care, or
- The delay in the discharge of the child or children to the family from out-of-home care.

Lack of adequate housing means the family meets any one of the following conditions:

- Living in substandard housing, which refers to a unit that meets any one of the following conditions:
 - Does not have operable indoor plumbing
 - Does not have a usable flush toilet inside the unit for the exclusive use of a family or youth
 - Does not have a usable bathtub or shower inside the unit for the exclusive use of a family or youth
 - Does not have electricity, or has inadequate or unsafe electrical service
 - Does not have a safe or adequate source of heat
 - Should, but does not, have a kitchen
 - Has been declared unfit for habitation by an agency or unit of government, or in its present condition otherwise endangers the health, safety, or well-being of the family or youth
 - Has one or more critical defects, or a combination of intermediate defects in sufficient number or to the extent that it requires considerable repair or rebuilding. The defects may result from original construction, from continued neglect or lack of repair, or from serious damage to the structure
- Being homeless as defined in 24 CFR 578.3
- Living in a unit where the presence of a household member with certain characteristics (i.e., conviction for certain criminal activities) would result in the imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care
- Living in housing not accessible to the family's disabled child or children due to the nature of the disability

- Living in an overcrowded unit, which is defined as living in a unit where one of the following conditions has been met:
 - The family is separated from its child or children and the parents are living in an otherwise standard housing unit, but, after the family is reunited, the parents' housing unit would be overcrowded for the entire family and would be considered substandard; or
 - The family is living with its child or children in a unit that is overcrowded for the entire family and this overcrowded condition may result, in addition to other factors, in the imminent placement of its child or children in out-of-home care.
 - For purposes of this definition, the determination as to whether the unit is overcrowded is made in accordance with the PHA subsidy standards in Chapter 5, Part III of this policy.

Since HUD does not define *imminent placement*, the partnering PCWA may use its discretion to determine whether the potential out of home placement of the family's child or children is imminent [FUP FAQs].

19-I.D. FUP YOUTH VOUCHER ELIGIBILITY CRITERIA

While FUP family vouchers operate as regular HCVs after the family is referred from the PCWA, there are several aspects of the FUP youth vouchers that make them distinct from the FUP family vouchers and from regular HCVs.

Eligibility Criteria

A FUP-eligible youth is a youth the PCWA has certified:

- Is at least 18 years old and not more than 24 years of age (has not yet reached their 25th birthday):
 - The FUP youth must be no more than 24 years old at the time the PCWA certifies them as eligible and at the time of HAP contract execution.
- Has left foster care or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act;
 - Foster care placement can include, but is not limited to, placements in foster family homes, foster homes of relatives, group homes, emergency shelters, residential facilities, child care institutions, and pre-adoptive homes in accordance with 24 CFR 5.576.
- Is homeless or at risk of becoming homeless at age 16 or older;
 - At risk of being homeless is fully defined at 24 CFR 576.2.
 - o This includes a person that is exiting a publicly funded institution, or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correction program or institution).
 - o Therefore, youth being discharged from an institution may be eligible for a FUP voucher [FUP FAQs].
- Has an annual income at or below 30 percent of area median income; and
- Does not have sufficient resources or support networks (e.g., family, friends, faith-based or other social networks) immediately available to prevent them from moving to a supervised publicly or privately operated shelter designed to provide temporary living arrangements.

19-I.E. ASSISTANCE PERIOD [FR Notice 1/24/22]**Maximum Assistance Period**

Although there is no time limit on FUP family vouchers, FUP youth vouchers are limited by statute. Unless the FUP youth meets an exception outlined below, after 36 months of assistance, the FUP youth voucher must be terminated. However, any period of time for which no subsidy (HAP) is being paid on behalf of the youth does not count toward the 36-month limitation.

If the FUP youth does meet the requirements outlined below, the statutory limit on FUP assistance is a total of 60 months of FUP voucher assistance [FR Notice 1/24/22].

Extension of Assistance

FUP youth who first leased or lease a unit after December 27, 2020, may be eligible for an extension of assistance up to 24 months beyond the 36-month time limit (for a total of 60 months of assistance).

While FUP youth cannot be required to participate in the Family Self-Sufficiency (FSS) program as a condition of receipt of assistance, an eligible youth who participates in the FSS program and is in compliance with the applicable terms and conditions of the program is entitled to receive assistance for up to an additional 24 months. A FUP youth must accept an FSS slot if it is offered to them prior to the 36-month mark in order to receive an extension of assistance (unless the youth meets one of the statutory exceptions described below).

Statutory Exceptions

A FUP youth will be entitled to receive an extension of assistance for up to 24 months beyond the 36-month time limit without participating in the PHA's FSS program if they certify that they meet one of the exceptions below:

- The FUP youth is a parent or other household member responsible for the care of a dependent child under the age of six or for the care of an incapacitated person.

HACA Policy

HACA and the State of Texas defines *incapacitated person* as

(1) a minor;

(2) an adult who, because of a physical or mental condition, is substantially unable to:

(A) provide food, clothing, or shelter for himself or herself;

(B) care for the person's own physical health; or

(C) manage the person's own financial affairs; or

(3) a person who must have a guardian appointed for the person to receive funds due

the person from a governmental source.

The PHA will apply this exception in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with the statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a PHA-provided form. This certification is the only documentation that the FUP youth must submit.

The child or incapacitated person is not required to reside in the household in order for the youth to certify they meet this exception. For example, a child in a joint custody arrangement under the age of six who resides in the household only part-time may qualify the youth for this exception.

- The FUP youth is a person who is regularly and actively participating in a drug addiction or alcohol treatment and rehabilitation program.

HACA Policy

HACA will define *regular and active participation* in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with the statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FUP youth must submit.

- The FUP youth is a person who is incapable of complying with the requirement to participate in a FSS program as described above or engage in education, workforce development, or employment activities as described below, as applicable, due to a documented medical condition.

HACA Policy

HACA will apply this requirement in a manner that provides extensions of FUP youth assistance to the broadest population possible consistent with statutory requirements.

The FUP youth will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FUP youth must submit.

A FUP youth that meets one of the above exceptions must still be offered an opportunity to enroll in the PHA's FSS program (if it is available to them) and receive any supportive services available to FUP youth. A FUP youth may choose to participate in an FSS program or engage in education, workforce development, or employment activities, even if they meet one of the above statutory exceptions.

Education, Workforce Development, or Employment Activities

If a PHA that carries out an FSS program is unable to offer a FUP youth an FSS slot during their first 36 months of receiving FUP youth assistance, the youth is considered to have been “unable to enroll” in the program and may have their voucher extended by meeting the education, workforce development, or employment criteria described below:

- The youth was engaged in obtaining a recognized postsecondary credential or a secondary school diploma or its recognized equivalent.

HACA Policy

HACA will use the definitions of *recognized postsecondary credential* and *secondary school diploma or its recognized equivalent* under the Workforce Innovation and Opportunity Act (WIOA). WIOA defines a *recognized postsecondary credential* as a credential consisting of an industry-recognized certificate or certification, a certificate of completion of an apprenticeship, a license recognized by the state involved or federal government, or an associate or baccalaureate degree (29 U.S.C. 3102). Examples of a recognized postsecondary credential include, but are not limited to, an associate’s degree, bachelor’s degree, occupational licensure, or occupational certification (see U.S. Department of Labor, Training and Employment Guidance Letter No. 10–16, Change 1). For the purpose of WIOA, the U.S. Department of Labor defines a *secondary school diploma or its recognized equivalent* as a secondary school diploma (or alternate diploma) that is recognized by a state and that is included for accountability purposes under the Elementary and Secondary Education Act of 1965 (ESEA), as amended by the Every Student Succeeds Act (ESSA). A secondary school equivalency certification signifies that a student has completed the requirement for a high school education. Examples of a secondary school diploma or its recognized equivalent include, but are not limited to, obtaining certification of attaining passing scores on a state-recognized high school equivalency test, earning a secondary school diploma or state-recognized equivalent, or obtaining certification of passing a state-recognized competency-based assessment.

- The youth was enrolled in an *institution of higher education*, as such term is defined in section 101(a) of the Higher Education Act of 1965 (20 U.S.C. 1001(a)) or an institution that meets the definition of a *proprietary institution of higher education* or a *postsecondary vocational institution* under sections 102(b)(1) and (c)(1) of the Higher Education Act of 1965 (20 U.S.C. 1002(b)(1) and (c)(1)), respectively.

HACA Policy

Youth must be enrolled in education activities on at least a half-time basis, as defined by the institution that they attend. However, HACA may make exceptions to this requirement if the youth is unable to enroll in a sufficient number of classes due to a lack of course offerings by the educational institution where the youth is enrolled.

- The youth was participating in a career pathway, as such term is defined in Section 3 of the Workforce Innovation and Opportunity Act (29 U.S.C. 3102). The term *career pathway* means a combination of rigorous and high-quality education, training, and other services that:
 - Aligns with the skill needs of industries in the economy of the state or regional economy involved;
 - Prepares an individual to be successful in any of a full range of secondary or postsecondary education options, including apprenticeships registered under the Act of August 16, 1937 (commonly known as the "National Apprenticeship Act"; 50 Stat. 664, chapter 663; 29 U.S.C. 50 et seq.) (referred to individually in this Act as an *apprenticeship*, except in section 3226 of this title);
 - Includes counseling to support an individual in achieving the individual's education and career goals;
 - Includes, as appropriate, education offered concurrently with and in the same context as workforce preparation activities and training for a specific occupation or occupational cluster;
 - Organizes education, training, and other services to meet the particular needs of an individual in a manner that accelerates the educational and career advancement of the individual to the extent practicable;
 - Enables an individual to attain a secondary school diploma or its recognized equivalent, and at least one recognized postsecondary credential; and
 - Helps an individual enter or advance within a specific occupation or occupational cluster.
- The youth was employed.

HACA Policy

HACA will consider the youth to be employed if they work a minimum of 20 hours per week. HACA may make exceptions to this requirement if the youth's hours are reduced due to circumstances beyond their control or the youth must temporarily reduce their work hours due to a verified family emergency.

FSS Enrollment at 24 Months

If the FUP youth has not been provided an opportunity to enroll in the FSS program during the first 24 months of FUP assistance, HUD encourages the PHA to remind the youth at the 24-month reexamination of the education, workforce development, and employment requirements described above so that the youth has enough time to meet these requirements prior to the expiration of the 36-month time period for FUP assistance.

HACA Policy

If the FUP youth has not been provided an opportunity to enroll in the FSS program during the first 24 months of FUP assistance, HACA will remind the youth at their second regular reexam of the education, workforce development, and employment requirements described above.

FSS Enrollment Between 36 and 48 Months

If an FSS slot becomes available between the 36-month and 48-month mark:

- The PHA must offer the slot to a FUP youth who had their voucher extended based on meeting the education, workforce development, or employment requirement listed above, or one of the statutory exceptions listed above (even if the youth previously declined an FSS slot because they met one of the statutory exceptions).
- The PHA must work with the youth to determine whether enrollment in FSS is feasible and in their best interest given any education, workforce development, or employment activities that the youth is engaged in and any statutory exceptions that apply to the youth, as well as the remaining time on their voucher.
- If the FUP youth accepts the FSS slot, the PHA must work with the youth to establish Contract of Participation goals and an Individual Training and Services Plan (ITSP) that can be accomplished within the time period left on the voucher.

If the FUP youth is offered an FSS slot prior to the 36-month mark, the youth:

- Will be required to enroll in the FSS program in order to receive an extension of assistance at the end of the 36-month time period (unless they meet one of the statutory exceptions described above).
- Will not be considered to have been “unable to enroll” in the FSS program as described above, and as a result, will not be eligible to receive an extension of assistance based on meeting the education, workforce development, or employment requirements described above.

FSS Enrollment After 48 Months

The PHA may, but is not required to, offer a FUP youth an FSS slot that becomes available between the 48-month mark and the 60-month mark, since the youth will have already received their second and final extension.

HACA Policy

If an FSS slot becomes available between the 48 and 60-month marks, HACA will not offer the FSS slot to a FUP youth.

Extensions of Assistance

At the 36-month and 48-month reexamination, the PHA must extend FUP youth assistance if the youth is participating in and in compliance with the FSS program as long as the youth is still eligible for the HCV program.

In any case, the FUP youth cannot receive more than a total of 60 months of FUP youth voucher assistance, even if the FSS Contract of Participation time period extends beyond the voucher 60-month mark.

No FSS Program or Unable to Enroll in FSS

If a PHA does not carry out an FSS program or the FUP youth has been unable to enroll in the program during the first 36 months of receiving FUP assistance, the FUP youth is entitled to receive an extension of assistance for up to two successive 12-month periods beyond the 36-month time limit provided that the youth engaged in at least one of the education, workforce development, or employment activities described above for not less than nine months of the 12-month period preceding each extension. In order to meet the nine months out of the preceding 12 months requirement, the youth may have engaged in one of the education, workforce development, or employment activities described above or a combination of these activities.

Verification Prior to Annual Reexam

In order to provide an extension of assistance, the PHA must verify compliance with the above requirements at the end of the 36-month time period and the 48-month time periods. The PHA does not need to verify compliance with these requirements at the end of the 60-month time period since the maximum length of assistance is 60 months.

To verify compliance with the education, workforce development, or employment requirement or one of the statutory exceptions, the PHA must provide the FUP youth written notification informing them that they may receive an extension of their FUP assistance and providing instructions on how the youth may demonstrate that they meet one of these conditions. This notification must be provided sufficiently in advance of the end of the 36-month or 48-month time periods, as applicable, to allow the FUP youth to demonstrate that they meet the education, workforce development, or employment requirement, or one of the statutory exceptions, and for the PHA to conduct an annual reexamination prior to the expiration of the FUP assistance.

HACA Policy

HACA will verify compliance with the education, workforce development, or employment requirement, or one of the statutory exceptions, at the end of the 36-month and 48-month time periods prior to the FUP youth's scheduled annual reexamination. HACA will not verify compliance at the end of the 60-month time period.

HACA will provide each FUP youth on HACA's program with a written notification informing them that they may receive an extension of their FUP assistance if they meet conditions outlined in this chapter and providing them with instructions on how they may demonstrate compliance at least 60 days prior to their scheduled annual reexam date. When necessary, the PHA will provide this notification in a format accessible to FUP youth with disabilities and in a translated format for FUP youth with limited English proficiency in accordance with Chapter 2.

HACA will use the following verification methods to verify a FUP youth's eligibility for voucher extensions:

To verify compliance with the FSS requirement, HACA will examine its records to confirm, or obtain confirmation from HACA's FSS program staff, that the FUP youth participant is in compliance with FSS program requirements and has not been terminated from the FSS program.

To meet the education, workforce development, or employment requirement, HACA will verify that the FUP youth was engaged in at least one education, workforce development, or employment activity for at least nine months of the 12-month period immediately preceding the end of 36-month or 48-month time period, as applicable.

Due to the timing of when the PHA verifies compliance and conducts the annual reexamination, the FUP youth may have not yet met the nine-month requirement but may be able to demonstrate that they will meet the nine-month requirement as of the end of the 36-month or 48-month time period. In such cases, the FUP youth will still be considered to have met the requirements.

In order for the FUP youth to meet one of the statutory exceptions described above, the youth must submit a certification to HACA that they meet one of these exceptions. This certification is the only documentation that the FUP youth must submit in order to demonstrate that they meet one of the statutory exceptions.

A FUP youth who received an extension of voucher assistance at the end of the 36-month time period based on meeting one of the conditions described in this chapter does not have to meet the same conditions when they reach the end of the 48-month time period. The FUP youth may demonstrate that they meet a different condition in order to receive an extension of their assistance.

If the PHA determines that the youth meets one of the statutory conditions, the PHA would then conduct an annual reexamination. If the annual reexamination determines that the youth is still eligible for the HCV program, the PHA must provide the FUP youth the extension of voucher assistance.

Termination of Assistance for Failure to Meet Conditions

Failure of the FUP youth to meet one of the above conditions will only impact their ability to receive subsequent extensions of assistance. It will not serve as a basis for terminating the FUP assistance prior to the annual reexam.

If the FUP youth does not meet any of the conditions described in in this chapter, the youth is subject to the statutory time limit of 36 months or the time limit of any extension that the youth has already received, and the FUP youth voucher must be terminated once the youth reaches this time limit. The calculation of the time limit begins from the date the first HAP contract is signed (for tenant-based vouchers) or from the date the youth entered into the initial lease agreement (for project-based vouchers). The number of months is calculated based on the number of months that HAP subsidy is being paid on behalf of the youth, not the number of months that the youth is in the FUP youth program. Prior to termination, the PHA must offer the FUP youth the opportunity to request an informal hearing, in accordance with Chapter 16.

19-I.F. REFERRALS AND WAITING LIST MANAGEMENT

Referrals

The PCWA must establish and implement a system to identify FUP-eligible families and youths within the agency's caseload and make referrals to the PHA. The PCWA must certify that the FUP applicants they refer to the PHA meet FUP eligibility requirements. The PHA is not required to maintain full documentation that demonstrates the family's or youth's FUP eligibility as determined by the PCWA but should keep the referral or certification from the PCWA.

HACA Policy

As part of the MOU, HACA and DFPS have identified staff positions to serve as lead FUP liaisons. These positions will be responsible for transmission and acceptance of FUP referrals. DFPS must commit sufficient staff and resources to ensure eligible families and youths are identified and determined eligible in a timely manner.

When FUP vouchers are available, the HACA liaison responsible for acceptance of referrals will contact the DFPS FUP liaison via email indicating the number of vouchers available and requesting an appropriate number of referrals. No more than 10 business days from the date DFPS receives this notification, the DFPS liaison will provide HACA with a list of eligible referrals include the name, address, and contact phone number for each adult individual who is being referred; a completed release form for each adult family member; and a written certification for each referral indicating the youth or family is FUP-eligible.

HACA will maintain a copy of the referral or certification from DFPS in the participant's file along with other eligibility paperwork.

A PHA must serve any referrals (youths or families) that meet all program eligibility requirements. If a PHA determines that it has received a sufficient number of referrals from the PCWA so that the PHA will be able to lease all FUP vouchers awarded, the PHA may request that the PCWA suspend transmission of referrals. If the PHA determines that additional referrals will be needed after it has made such a request, the PHA may request that the PCWA resume transmission of referrals [Notice PIH 2011-52].

Waiting List Placement

A family that is already participating in the regular HCV program cannot be transferred to a FUP voucher.

Once a referral is made, the PHA must compare the list of PCWA referrals to its HCV waiting list to determine if any applicants on the PCWA's referral list are already on the PHA's HCV waiting list. Applicants already on the PHA's HCV waiting list retain the order of their position on the list. Applicants not already on the PHA's HCV waiting list must be placed on the HCV waiting list.

If the PHA's HCV waiting list is closed, the PHA must open its HCV waiting list in order to accept new FUP applicants. If necessary, the PHA may open its waiting list solely for FUP applicants, but this information must be included in the PHA's notice of opening its waiting list (see section 4-II.C., Opening and Closing the Waiting List of this administrative plan).

HACA Policy

Within 10 business days of receiving the referral from DFPS, HACA will review the HCV waiting list and will send DFPS a list confirming whether or not referrals are on the waiting list.

Referrals who are already on the list will retain their position and the list will be notated to indicate the family or youth is FUP-eligible.

For those referrals not already on the waiting list, HACA will work with DFPS to ensure they receive and successfully complete a pre-application or application, as applicable. Once the pre-application or application has been completed, the PHA will place the referral on the HCV waiting list with the date and time of the original referral and an indication that the referral is FUP-eligible.

Waiting List Selection

The PHA selects FUP-eligible families or youths based on the PHA's regular HCV waiting list selection policies in Chapter 4, including any preferences that may apply.

19-I.G. PHA HCV ELIGIBILITY DETERMINATION

Once a FUP-eligible family or youth is selected from the HCV waiting list, the PHA must determine whether the family or youth meets HCV program eligibility requirements. Applicants must be eligible under both FUP family or youth eligibility requirements, as applicable, and HCV eligibility requirements as outlined in Chapter 3 of this policy.

The PCWA may, but is not obligated to, provide information to the PHA on the family's criminal history.

HACA Policy

DFPS will not provide information regarding the applicant's criminal history to HACA.

Additional FUP Eligibility Factors [FUP FAQs]

For FUP family vouchers, the family must remain FUP-eligible thorough lease-up.

- If, after a family is referred by the PCWA but prior to issuing a family FUP voucher, the PHA discovers that the lack of adequate housing is no longer a primary factor for the family not reunifying, the FUP voucher may not be issued to the family.
- Similarly, if the FUP voucher has already been issued before the PHA discovers that the reunification will not happen, but the family has not yet leased up under the voucher, the PHA must not execute the HAP contract, as the family is no longer FUP-eligible.

FUP-eligible youth must be no more than 24 years old both at the time of PCWA certification and at the time of the HAP execution. If a FUP youth is 24 at the time of PCWA certification but will turn 25 before the HAP contract is executed, the youth is no longer eligible for a FUP youth voucher.

HACA Policy

Any applicant that does not meet the eligibility criteria for the HCV program listed in Chapter 3 or any eligibility criteria listed in this section will be notified by HACA in writing following policies in Section 3-III.F., including stating the reasons the applicant was found ineligible and providing an opportunity for an informal review.

19.I.H. LEASE UP [FR Notice 1/24/22]

Once the PHA determines that the family or youth meets HCV eligibility requirements, the family or youth will be issued a FUP voucher in accordance with PHA policies.

During the family briefing, PHAs must inform the FUP youth of:

- The extension of assistance provisions and requirements;
- The availability of the FSS program and offer them an FSS slot, if available, or offer to place them on the FSS waiting list (provided the PHA has an FSS program); and
- Supportive services available to them, the existence of any other programs or services, and their eligibility for such programs and services. However, participation in supportive services cannot be required as a condition of receiving FUP youth assistance.

HACA Policy

Eligible applicants will be notified by HACA in writing following policies in Section 3-III.F. of this administrative plan. FUP families will attend a standard HCV briefing in accordance with PHA policies in Part I of Chapter 5 of this administrative plan. FUP youth will be briefed individually. The PHA will provide all aspects of the written and oral briefing as outlined in Part I of Chapter 5 but will also provide an explanation of the required items listed above, as well as discussing supportive services offered by DFPS and/or its contracted ACTS Program provider.

For both FUP youth and FUP families, vouchers will be issued in accordance with PHA policies in Chapter 5 Part II, except that the PHA will consider one additional 30-day extension beyond the first automatic extension for any reason, not just those listed in the policy in Section 5-II.E.

Once the family or youth locate a unit, the PHA conducts all other processes relating to voucher issuance and administration per HCV program regulations and the PHA's policies (including, but not limited to: HQS inspection, determination of rent reasonableness, etc.).

19-I.I. TERMINATION OF ASSISTANCE

General Requirements

With the exception of terminations of assistance for FUP youth after the statutorily required time period, terminations of FUP assistance are handled in the same way as the regular HCV program. Termination of a FUP voucher must be consistent with regulations for termination in 24 CFR Part 982, Subpart L and be in compliance with PHA policies (Chapter 12).

If the person who qualifies for the FUP voucher passes away, the family retains the FUP voucher. In the case of a FUP-youth voucher, assistance will terminate after the statutorily required time period, even if the FUP-eligible youth is no longer included in the household.

If the person who qualifies for the FUP voucher moves, the remaining family members may keep the FUP voucher based on PHA policy (see administrative plan, Section 3-I.C., Family Breakup and Remaining Member of Tenant Family).

FUP Family Vouchers

If parents lose their parental rights or are separated from their children after voucher lease-up (or their children reach adulthood), the family is still eligible to keep their FUP assistance, as the regulations do not permit HCV termination for a family losing parental rights or the children reaching adulthood. However, the PHA may transfer the assistance of a FUP family voucher holder to regular HCV assistance if there are no longer children in the household.

HACA Policy

HACA will transfer the assistance of a FUP family voucher holder to regular HCV assistance if there are no longer children in the household and there is no prospect of any minor child being returned to the household.

If the PHA has no regular HCV vouchers available at the time this determination is made, including if no vouchers are available due to lack of funding, the PHA will issue the family the next available regular HCV voucher after those being issued to families residing in PBV units claiming Choice Mobility.

FUP Youth Vouchers

A PHA cannot terminate a FUP youth's assistance for noncompliance with PCWA case management, nor may the PHA terminate assistance for a FUP youth for not accepting services from the PCWA.

The PHA may not transfer the assistance of a FUP youth voucher holder to regular HCV assistance upon the expiration of the statutorily required time period. However, the PHA may issue a regular HCV to FUP youth if they were selected from the waiting list in accordance with PHA policies and may also adopt a preference for FUP youth voucher holders who are being terminated for this reason.

HACA Policy

HACA provides a selection preference on the PHA's HCV waiting list for FUP youth who are terminated due to the time limit on assistance.

Upon the expiration of the statutorily required time period, a FUP youth voucher holder who has children and who lacks adequate housing may qualify for a FUP family voucher provided they are referred by the PCWA as an eligible family and meet the eligibility requirements for the PHA's HCV program.

9-I.J. FUP PORTABILITY

Portability for a FUP family or youth is handled in the same way as for a regular HCV family. A PHA may not restrict or deny portability for a FUP family or youth for reasons other than those specified in the HCV program regulations, as reflected in Chapter 10 of the administrative plan.

A FUP family or youth does not have to port to a jurisdiction that administers FUP.

If the receiving PHA administers the FUP voucher on behalf of the initial PHA, the voucher is still considered a FUP voucher regardless of whether the receiving PHA has a FUP program.

If the receiving PHA absorbs the voucher, the receiving PHA may absorb the incoming port into its FUP program (if it has one) or into its regular HCV program (if the receiving PHA has vouchers available to do so) and the family or youth become regular HCV participants. In either case, when the receiving PHA absorbs the voucher, a FUP voucher becomes available to the initial PHA.

Considerations for FUP Youth Vouchers

If the voucher is a FUP youth voucher and remains such upon lease-up in the receiving PHA's jurisdiction, termination of assistance must still take place once the youth has received assistance for the statutorily required time period. If the receiving PHA is administering the FUP youth voucher on behalf of the initial PHA, the two PHAs must work together to initiate termination upon expiration of the statutorily required time period.

19-I.K. PROJECT-BASING FUP VOUCHERS [Notice PIH 2017-21; FR Notice 1/24/22]

The PHA may project-base FUP vouchers without HUD approval in accordance with Notice PIH 2017-21, FR Notice 1/24/22, and all statutory and regulatory requirements for the PBV program. Project-based FUP vouchers are subject to the PBV program percentage limitation discussed in Section 17-I.A.

The PHA may limit PBVs to one category of FUP-eligible participants (families or youth) or a combination of the two.

While FUP vouchers can be used for either families or youth, a PBV unit may only be counted towards the PHA's 10 percent exception authority under the program cap and the project's income-mixing requirement if the FUP PBV assistance is provided on behalf of an eligible youth. The PHA must amend its administrative plan to include the limitation of these FUP PBV units to eligible youth.

HACA Policy

HACA may elect to project-base FUP vouchers.

PART II: FOSTER YOUTH TO INDEPENDENCE INITIATIVE**19-II.A. PROGRAM OVERVIEW [Notice PIH 2020-28; Notice PIH 2021-26; FR Notice 1/24/22]**

The Foster Youth to Independence (FYI) initiative was announced in 2019. The FYI initiative allows PHAs who partner with a Public Child Welfare Agency (PCWA) to request targeted HCVs to serve eligible youth with a history of child welfare involvement that are homeless or at risk of being homeless. Rental assistance and supportive services are provided to qualified youth for a period of between 36 and 60 months.

Funding is available either competitively through an FYI NOFA or noncompetitively on a rolling basis in accordance with the application requirements outlined in Notice PIH 2020-28 or Notice PIH 2021-26, as applicable. Under the noncompetitive process, PHAs are limited to 25 vouchers in a fiscal year with the ability to request additional vouchers for those PHAs with 90 percent or greater utilization or utilization of its FUP and/or FYI vouchers, as applicable. For competitive awards, the number of vouchers is dependent on PHA program size and need.

19-II.B. PARTNERING AGENCIES [Notice PIH 2021-26; FYI Updates and Partnering Opportunities Webinar]

Public Child Welfare Agency (PCWA)

The PHA must enter into a partnership agreement with a PCWA in the PHA's jurisdiction in the form of a Memorandum of Understanding (MOU) or letter of intent. The PCWA is responsible for identifying and referring eligible youth to the PHA and providing or securing a commitment for the provision of supportive services once youth are admitted to the program.

HACA Policy

HACA will implement a Foster Youth to Independence (FYI) program in partnership with *Texas Department of Family Protective Services (DFPS)*

DFPS is responsible for:

- Identifying FYI-eligible youth;
- Developing a system of prioritization based on the level of need of the youth and the appropriateness of intervention;
- Providing a written certification to the PHA and the Austin/Travis County CoC's Coordinated Entry System that the youth is eligible; and
- Providing or securing supportive services for 36 months.

Continuum of Care (CoC) and Other Partners

HUD strongly encourages PHAs to add other partners into the partnership agreement with the PCWA such as state, local, philanthropic, faith-based organizations, and the CoC, or a CoC recipient it designates.

HACA Policy

In addition to the PCWA, the PHA will implement the FYI program in partnership with *the Ending Community Homelessness Coalition (ECHO), the Continuum of Care Lead Agency*

19-IL.C. YOUTH ELIGIBILITY CRITERIA [Notice PIH 2021-26; FYI Q&As; FYI FAQs]

The PCWA is responsible for certifying that the youth has prior qualifying foster care involvement. As determined by the PCWA, eligible youth:

- Are at least 18 years of age and not more than 24 years of age (have not yet reached their 25th birthday):
 - Youth must be no more than 24 years of age at the time the PCWA certifies them as eligible and at the time of HAP contract execution.
- Have left foster care or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act:
 - Placements can include, but are not limited to, placements in foster family homes, foster homes of relatives, group homes, emergency shelters, residential facilities, child care institutions, and pre-adoptive homes in accordance with 24 CFR 5.576;
- Are homeless or at risk of becoming homeless at age 16 and older:
 - At risk of being homeless is fully defined at 24 CFR 576.2.
 - o This includes a person that is exiting a publicly funded institution, or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correction program or institution). Therefore, youth being discharged from an institution may be eligible for an FYI voucher [FYI FAQs].

Eligibility is not limited to single persons. For example, pregnant and/or parenting youth are eligible to receive assistance assuming they otherwise meet eligibility requirements.

19-II.D. SUPPORTIVE SERVICES [Notice PIH 2021-26; FYI Updates and Partnering Opportunities Webinar; FYI Q&As]

Supportive services may be provided by the PHA, PCWA or a third party. The PCWA must provide or secure a commitment to provide supportive services for participating youth for the period of time defined in the NOFA/O for which the funding was made available. At a minimum, the following supportive services must be offered:

- Basic life skills information/counseling on money management, use of credit, housekeeping, proper nutrition/meal preparation, and access to health care (e.g., doctors, medication, and mental and behavioral health services);
- Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance/referrals for assistance on security deposits, utility hook-up fees, and utility deposits;
- Providing such assurances to owners of rental property as are reasonable and necessary to assist eligible youth to rent a unit with a voucher;
- Job preparation and attainment counseling (where to look/how to apply, dress, grooming, relationships with supervisory personnel, etc.); and
- Educational and career advancement counseling regarding attainment of general equivalency diploma (GED) or attendance/financing of education at a technical school, trade school, or college, including successful work ethic and attitude models.

HACA Policy

The following additional supportive services will be offered as needed and as available: security and utility deposits; SOAR benefits application assistance; childcare; LGBTQ support; parenting education, and transportation.

Since participation in supportive services is optional, but strongly encouraged, an FYI participant may decline supportive service.

**19-11.E. REFERRALS AND WAITING LIST MANAGEMENT [Notice
PIH 2021-26; FYI Updates and Partnering Opportunities Webinar; FYI
FAQs]**

Referrals

The PCWA is responsible for certifying that the youth has prior qualifying foster care involvement. Once the PCWA sends the PHA and the Coordinated Entry System confirmation certifying the youth is program-eligible, the PHA determines HCV eligibility.

The PCWA must have a system for identifying eligible youth within the agency's caseload and reviewing referrals from other partners, as applicable. The PCWA must also have a system for prioritization of referrals to ensure that youth are prioritized for an FYI voucher based upon their level of need and appropriateness of the intervention.

Referrals may come from other organizations in the community who work with the population, but the PCWA must certify that the youth meets eligibility requirements, unless the PCWA has vested another organization with this authority.

The PHA is not required to maintain full documentation that demonstrates the youth's eligibility as determined by the PCWA but should keep the referral or certification from the PCWA. The PCWA is not required to provide the PHA with HCV eligibility documents.

HACA Policy

HACA and DFPS have identified staff positions to serve as lead FYI liaisons. These positions will be responsible for transmission and acceptance of referrals. DFPS must commit sufficient staff and resources to ensure eligible youths are identified, prioritized, and determined eligible in a timely manner.

When vouchers are available, the PHA liaison responsible for acceptance of referrals will contact the DFPS liaison via email indicating the number of vouchers available and requesting an appropriate number of referrals. No more than 10 business days from the date DFPS receives this notification, the DFPS liaison must provide HACA with a list of eligible referrals, a completed release form, and a written certification for each referral indicating the referral is eligible. The list will include the name, address, and contact phone number for each adult individual who is being referred.

HACA will maintain a copy of each certification from DFPS in the participant's file along with other eligibility paperwork.

Waiting List Placement [Notice PIH 2021-26 and FYI FAQs]

The PHA must use the HCV waiting list for the FYI program. Youth already on the HCV program may not be transferred to an FYI voucher since they are not homeless or at-risk of homelessness.

Once a referral is made, the PHA must compare the list of PCWA referrals to its HCV waiting list to determine if any applicants on the PCWA's referral list are already on the PHA's HCV waiting list. Applicants already on the PHA's HCV waiting list retain the order of their position on the list. Applicants not already on the PHA's HCV waiting list must be placed on the HCV waiting list.

If the PHA's HCV waiting list is closed, the PHA must open its HCV waiting list in order to accept new referrals. The PHA may reopen the waiting list to accept an FYI eligible youth without opening the waiting list for other applicants; however, the requirements at 24 CFR 982.206 for giving public notice when opening and closing the waiting list apply (see section 4-II.C., Opening and Closing the Waiting List of this administrative plan).

HACA Policy

Within 10 business days of receiving the referral from DFPS, HACA will review the HCV waiting list and will send DFPS a list confirming whether or not referrals are on the waiting list.

Referrals who are already on the list will retain their position and the list will be notated to indicate the applicant is FYI-eligible.

For those referrals not already on the waiting list, HACA will work with DFPS or identified partner agency to ensure they receive and successfully complete a pre-application or application, as applicable. Once the pre-application or application has been completed, HACA will place the referral on the HCV waiting list with the date and time of the original referral and an indication that the referral is FYI-eligible.

Waiting List Selection

The PHA selects eligible youths based on the PHA's regular HCV waiting list selection policies in Chapter 4, including any preferences that may apply.

19-II.F. PHA HCV ELIGIBILITY DETERMINATION [FYI FAQs]

Once an eligible youth is selected from the HCV waiting list, the PHA must determine whether the youth meets HCV program eligibility requirements. Applicants must be eligible under both FYI eligibility requirements and HCV eligibility requirements as outlined in Chapter 3 of this policy.

The PCWA may, but is not obligated to, provide information to the PHA on the youth's criminal history.

HACA Policy

DFPS will not provide information regarding the applicant's criminal history to HACA.

Additional Eligibility Factors

Youth must be no more than 24 years old both at the time of PCWA certification and at the time of the HAP execution. If a youth is 24 at the time of PCWA certification but will turn 25 before the HAP contract is executed, the youth is no longer eligible for a FYI voucher.

HACA Policy

Any applicant that does not meet the eligibility criteria for the HCV program listed in Chapter 3 or any eligibility criteria listed in this section will be notified by HACA in writing following policies in Section 3-III.F, including stating the reasons the applicant was found ineligible and providing an opportunity for an informal review.

19-II.G. LEASE UP [FR Notice 1/24/22]

Once the PHA determines that the family or youth meets HCV eligibility requirements, the youth will be issued an FYI voucher in accordance with PHA policies.

During the family briefing, PHAs must inform the FYI voucher holder of:

- The extension of assistance provisions and requirements;
- The availability of the FSS program and offer them an FSS slot, if available, or offer to place them on the FSS waiting list (provided the PHA has an FSS program); and
- The supportive services available to them, the existence of any other programs or services, and their eligibility for such programs and services. However, participation in supportive services cannot be required as a condition of receiving FYI assistance.

HACA Policy

Eligible applicants will be notified by HACA in writing following policies in Section 3-III.F. of this policy. FYI youth will be briefed individually. The PHA will provide all aspects of the written and oral briefing as outlined in Part I of Chapter 5.

Vouchers will be issued in accordance with HACA policies in Chapter 5, Part II, except that HACA will consider one additional 30-day extension beyond the first automatic extension for any reason, not just those listed in the policy in Section 5-II.E.

Once the youth locates a unit, the PHA conducts all other processes relating to voucher issuance and administration per HCV program regulations and the PHA policy in Chapter 9.

Should a youth fail to use the voucher, the PHA may issue the voucher to another eligible youth if one has been identified [Notice PIH 2021-26].

Turnover [FYI FAQs]

For PHAs awarded FYI Tenant Protection Vouchers (TPVs) under Notice PIH 2019-20 where the recipient of the FYI TPV leaves the program, the PHA may request an FYI voucher under the requirements of Notice PIH 2021-26. (Not applicable to HACA)

For PHAs awarded FYI vouchers under Notices PIH 2020-28 and PIH 2021-26, where the recipient of the FYI voucher leaves the program, the PHA must continue to use the FYI voucher for eligible youth upon turnover. Where there are more eligible youth than available FYI turnover vouchers, the PHA may request an FYI voucher under the requirements of Notice PIH 2021-26. If another eligible youth is not available, the PHA must notify HUD, and HUD will reduce the PHA's HCV assistance to account for the removal of the FYI assistance from the PHA's HCV baseline.

19-IL.H. MAXIMUM ASSISTANCE PERIOD [Notice PIH 2021-26 and FYI FAQs; FR Notice 1/24/22]

Vouchers are limited by statute to a total of between 36 months and 60 months of housing assistance. At the end of the statutory time period, assistance must be terminated. However, any period of time for which no subsidy (HAP) is being paid on behalf of the youth does not count toward the limitation. It is not permissible to reissue another FYI TPV to the same youth upon expiration of their FYI assistance.

Participants do not “age out” of the program. A participant may continue with the program until they have received the period of assistance for which they are eligible. Age limits are only applied for entry into the program.

Extension of Assistance

FYI voucher holders who first leased or lease a unit after December 27, 2020, may be eligible for an extension of assistance up to 24 months beyond the 36-month time limit (for a total of 60 months of assistance).

While FYI voucher holders cannot be required to participate in the Family Self-Sufficiency (FSS) program as a condition of receipt of assistance, an eligible youth who participates in the FSS program and is in compliance with the applicable terms and conditions of the program is entitled to receive assistance for up to an additional 24 months. A FYI voucher holders must accept an FSS slot if it is offered to them prior to the 36-month mark in order to receive an extension of assistance (unless the youth meets one of the statutory exceptions described below).

Statutory Exceptions

FYI voucher holders will be entitled to receive an extension of assistance for up to 24 months beyond the 36-month time limit without participating in the PHA’s FSS program if they certify that they meet one of the exceptions below:

- The FYI voucher holder is a parent or other household member responsible for the care of a dependent child under the age of six or for the care of an incapacitated person.

HACA Policy

HACA and the State of Texas defines *incapacitated person* as

(1) a minor;

(2) an adult who, because of a physical or mental condition, is substantially unable to:

(A) provide food, clothing, or shelter for himself or herself;

(B) care for the person's own physical health; or

(C) manage the person's own financial affairs; or

(3) a person who must have a guardian appointed for the person to receive funds due the person from a governmental source.

. HACA will apply this exception in a manner that provides extensions of FYI assistance to the broadest population possible consistent with the statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

The child or incapacitated person is not required to reside in the household in order for the FYI voucher holder to certify they meet this exception. For example, a child in a joint custody arrangement under the age of six who resides in the household only part time may qualify the FYI voucher holder for this exception.

- The FYI voucher holder is a person who is regularly and actively participating in a drug addiction or alcohol treatment and rehabilitation program.

HACA Policy

HACA will define *regular and active participation* in a manner that provides extensions of FYI voucher holder assistance to the broadest population possible consistent with the statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

- The FYI voucher holder is a person who is incapable of complying with the requirement to participate in a FSS program as described above or engage in education, workforce development, or employment activities as described below, as applicable, due to a documented medical condition.

HACA Policy

HACA will apply this requirement in a manner that provides extensions of FYI voucher holder assistance to the broadest population possible consistent with statutory requirements.

The FYI voucher holder will be required to self-certify that they meet this exception on a HACA-provided form. This certification is the only documentation that the FYI voucher holder must submit.

An FYI voucher holder that meets one of the above exceptions must still be offered an opportunity to enroll in the PHA's FSS program (if it is available to them) and receive any supportive services available to FYI voucher holders. An FYI voucher holder may choose to participate in an FSS program or engage in education, workforce development, or employment activities, even if they meet one of the above statutory exceptions.

Education, Workforce Development, or Employment Activities

If a PHA that carries out an FSS program is unable to offer a FYI voucher holder an FSS slot during their first 36 months of receiving FYI assistance, the FYI voucher holder is considered to have been “unable to enroll” in the program and may have their voucher extended by meeting the education, workforce development, or employment criteria described below:

- The FYI voucher holder was engaged in obtaining a recognized postsecondary credential or a secondary school diploma or its recognized equivalent.

HACA Policy

HACA will use the definitions of *recognized postsecondary credential* and *secondary school diploma or its recognized equivalent* under the Workforce Innovation and Opportunity Act (WIOA). WIOA defines a *recognized postsecondary credential* as a credential consisting of an industry-recognized certificate or certification, a certificate of completion of an apprenticeship, a license recognized by the state involved or federal government, or an associate or baccalaureate degree (29 U.S.C. 3102). Examples of a recognized postsecondary credential include, but are not limited to, an associate’s degree, bachelor’s degree, occupational licensure, or occupational certification (see U.S. Department of Labor, Training and Employment Guidance Letter No. 10–16, Change 1). For the purpose of WIOA, the U.S. Department of Labor defines a *secondary school diploma or its recognized equivalent* as a secondary school diploma (or alternate diploma) that is recognized by a state and that is included for accountability purposes under the Elementary and Secondary Education Act of 1965 (ESEA), as amended by the Every Student Succeeds Act (ESSA). A secondary school equivalency certification signifies that a student has completed the requirement for a high school education. Examples of a secondary school diploma or its recognized equivalent include, but are not limited to, obtaining certification of attaining passing scores on a state-recognized high school equivalency test, earning a secondary school diploma or state-recognized equivalent, or obtaining certification of passing a state-recognized competency-based assessment.

- The FYI voucher holder was enrolled in an *institution of higher education*, as such term is defined in section 101(a) of the Higher Education Act of 1965 (20 U.S.C. 1001(a)) or an institution that meets the definition of a *proprietary institution of higher education* or a *postsecondary vocational institution* under sections 102(b)(1) and (c)(1) of the Higher Education Act of 1965 (20 U.S.C. 1002(b)(1) and (c)(1)), respectively.

HACA Policy

The FYI voucher holder must be enrolled in education activities on at least a half-time basis, as defined by the institution which they attend. However, HACA may make exceptions to this requirement if the FYI voucher holder is unable to enroll in a sufficient number of classes due to a lack of course offerings by the educational institution where they are enrolled.

- The FYI voucher holder was participating in a career pathway, as such term is defined in Section 3 of the Workforce Innovation and Opportunity Act (29 U.S.C. 3102).
- The FYI voucher holder was employed.

HACA Policy

HACA will consider the FYI voucher holder to be employed if they work a minimum of 20 hours per week. HACA may make exceptions to this requirement if the FYI voucher holder's hours are reduced due to circumstances beyond their control or the FYI voucher holder must temporarily reduce their work hours due to a verified family emergency.

FSS Enrollment at 24 Months

If the FYI voucher holder has not been provided an opportunity to enroll in the FSS program during the first 24 months of FYI assistance, HUD encourages the PHA to remind the FYI voucher holder at the 24-month reexamination of the education, workforce development, and employment requirements described above so that they have enough time to meet these requirements prior to the expiration of the 36-month time period for FYI assistance.

HACA Policy

If the FYI voucher holder has not been provided an opportunity to enroll in the FSS program during the first 24 months of FYI assistance, HACA will remind the FYI voucher holder at their second regular reexam of the education, workforce development, and employment requirements described above.

FSS Enrollment Between 36 and 48 Months

If an FSS slot becomes available between the 36-month and 48-month mark:

- The PHA must offer the slot to an FYI voucher holder who had their voucher extended based on meeting the education, workforce development, or employment requirement listed above, or one of the statutory exceptions listed above (even if the FYI voucher holder previously declined an FSS slot because they met one of the statutory exceptions).
- The PHA must work with the FYI voucher holder to determine whether enrollment in FSS is feasible and in their best interest given any education, workforce development, or employment activities that the FYI voucher holder is engaged in and any statutory exceptions that apply to the FYI voucher holder, as well as the remaining time on their voucher.
- If the FYI voucher holder accepts the FSS slot, the PHA must work with them to establish Contract of Participation goals and an Individual Training and Services Plan (ITSP) that can be accomplished within the time period left on the voucher.

If the FYI voucher holder is offered an FSS slot prior to the 36-month mark, the FYI voucher holder:

- Will be required to enroll in the FSS program in order to receive an extension of assistance at the end of the 36-month time period (unless they meet one of the statutory exceptions described above).

- Will not be considered to have been “unable to enroll” in the FSS program, and as a result, will not be eligible to receive an extension of assistance based on meeting the education, workforce development, or employment requirements described above.

FSS Enrollment After 48 Months

The PHA may, but is not required, to offer an FYI voucher holder an FSS slot that becomes available between the 48-month mark and the 60-month mark, since the FYI voucher holder will have already received their second and final extension.

HACA Policy

If an FSS slot becomes available between the 48 and 60-month marks, HACA will not offer the FSS slot to an FYI voucher holder.

Extensions of Assistance

At the 36-month and 48-month reexamination, the PHA must extend FYI assistance if the FYI voucher holder is participating in and in compliance with the FSS program as long as the FYI voucher holder is still eligible for the HCV program.

In any case, the FYI voucher holder cannot receive more than a total of 60 months of FYI assistance even if the FSS Contract of Participation time period extends beyond the voucher 60- month mark.

No FSS Program or Unable to Enroll in FSS

If a PHA does not carry out an FSS program or the FYI voucher holder has been unable to enroll in the program during the first 36 months of receiving FYI assistance, the FYI voucher holder is entitled to receive an extension of assistance for up to two successive 12-month periods beyond the 36-month time limit provided that the FYI voucher holder engaged in at least one of the education, workforce development, or employment activities described above for not less than nine months of the 12-month period preceding each extension. In order to meet the nine months out of the preceding 12 months requirement, the FYI voucher holder may have engaged in one of the education, workforce development, or employment activities described above or a combination of these activities.

Verification Prior to Annual Reexam

In order to provide an extension of assistance, the PHA must verify compliance with the above requirements at the end of the 36-month time period and the 48-month time periods. The PHA does not need to verify compliance with these requirements at the end of the 60-month time period since the maximum length of assistance is 60 months.

To verify compliance with the education, workforce development, or employment requirement or one of the statutory exceptions, the PHA must provide the FYI voucher holder written notification informing them that they

may receive an extension of their FYI assistance and providing instructions on how the FYI voucher holder may demonstrate that they meet one of these conditions. This notification must be provided sufficiently in advance of the end of the 36-month or 48-month time periods, as applicable, to allow the FYI voucher holder to demonstrate that they meet the education, workforce development, or employment requirement, or one of the statutory exceptions, and for the PHA to conduct an annual reexamination prior to the expiration of the FYI assistance.

HACA Policy

HACA will verify compliance with the education, workforce development, or employment requirement, or one of the statutory exceptions, at the end of the 36-month and 48-month time periods prior to the FYI voucher holder's scheduled annual reexamination. HACA will not verify compliance at the end of the 60-month time period.

HACA will provide each FYI voucher holder on the PHA's program with a written notification informing them that they may receive an extension of their FYI assistance if they meet conditions outlined in this chapter and providing them with instructions on how they may demonstrate compliance at least 60 days prior to their scheduled annual reexam date. When necessary, HACA will provide this notification in a format accessible to FYI voucher holders with disabilities and in a translated format for FYI voucher holders with limited English proficiency in accordance with Chapter 2.

HACA will use the following verification methods to verify an FYI voucher holder's eligibility for voucher extensions:

To verify compliance with the FSS requirement, HACA will examine its records to confirm, or obtain confirmation from the HACA's FSS program staff, that the FYI participant is in compliance with FSS program requirements and has not been terminated from the FSS program.

To meet the education, workforce development, or employment requirement, HACA will verify that the FYI voucher holder was engaged in at least one education, workforce development, or employment activity for at least nine months of the 12-month period immediately preceding the end of the 36-month or 48-month time period, as applicable.

Due to the timing of when HACA verifies compliance and conducts the annual reexamination, the FYI voucher holder may have not yet met the nine-month requirement but may be able to demonstrate that they will meet the nine-month requirement as of the end of the 36-month or 48-month time period. In such cases, the FYI voucher holder will still be considered to have met the requirements.

In order for the FYI voucher holder to meet one of the statutory exceptions described above, the FYI voucher holder must submit a certification to HACA that they meet one of these exceptions. This certification is the only documentation that the FYI voucher holder must submit in order to demonstrate that they meet one of the statutory exceptions.

An FYI voucher holder who received an extension of voucher assistance at the end of the 36-month time period based on meeting one of the conditions described in this chapter does not have to meet the same conditions when they reach the end of the 48-month time period. The FYI voucher holder may demonstrate that they meet a different condition in order to receive an extension of their assistance.

If the PHA determines that the FYI voucher holder meets one of the statutory conditions, the PHA would then conduct an annual reexamination. If the annual reexamination determines that the FYI voucher holder is still eligible for the HCV program, the PHA must provide the FYI voucher holder the extension of voucher assistance.

Termination of Assistance for Failure to Meet Conditions

Failure of the FYI voucher holder to meet one of the above conditions will only impact their ability to receive subsequent extensions of assistance. It will not serve as a basis for terminating the FYI assistance prior to the annual reexam.

If the FYI voucher holder does not meet any of the statutory conditions described in in this chapter, the youth is subject to the statutory time limit of 36 months or the time limit of any extension that the youth has already received, and the FYI voucher must be terminated once they reach this time limit. The calculation of the time limit begins from the date the first HAP contract is signed (for tenant-based vouchers) or from the date the FYI voucher holder entered into the initial lease agreement (for project-based vouchers). The number of months is calculated based on the number of months that HAP subsidy is being paid on behalf of the FYI voucher holder, not the number of months that they are in the FYI program. Prior to termination, the PHA must offer the FYI voucher holder the opportunity to request an informal hearing, in accordance with Chapter 16.

19-II.I. TERMINATION OF ASSISTANCE [FYI FAQs]

Termination of a FYI voucher is handled in the same way as with any HCV; therefore, termination of a FYI voucher must be consistent with HCV regulations at 24 CFR Part 982, Subpart L and PHA policies in Chapter 12. Given the statutory time limit that requires FYI vouchers to sunset, a PHA must terminate the youth's assistance once the limit on assistance has expired.

A PHA cannot terminate a FYI youth's assistance for noncompliance with PCWA case management, nor may the PHA terminate assistance for a FYI youth for not accepting services from the PCWA.

The PHA may not transfer the assistance of FYI voucher holders to regular HCV assistance upon the expiration of the limit on assistance. However, the PHA may issue a regular HCV to FYI voucher holders if they were selected from the waiting list in accordance with PHA policies. The PHA may also adopt a waiting list preference for FYI voucher holders who are being terminated for this reason.

HACA Policy

HACA provides a selection preference on HACA's HCV waiting list for FYI voucher holders who are terminated due to the time limit on assistance.

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19-II.J. PORTABILITY [FYI FAQs]

Portability for an FYI youth is handled in the same way as for a regular HCV family. A PHA may not restrict or deny portability for an FYI youth for reasons other than those specified in the HCV program regulations, as reflected in Chapter 10 of the administrative plan.

An FYI youth does not have to port to a jurisdiction that administers FYI vouchers.

If the receiving PHA absorbs the voucher, the PHA may absorb the youth into its regular HCV program if it has vouchers available to do so. If the receiving PHA absorbs the youth into its regular HCV program, that youth becomes a regular HCV participant with none of the limitations of an FYI voucher.

The initial and receiving PHA must work together to initiate termination of assistance upon expiration of the time limit on assistance.

19-II.K. PROJECT-BASING FYI VOUCHERS [FYI FAQs; FR Notice 1/24/22]

The PHA may project-base certain FYI vouchers without HUD approval in accordance with all applicable PBV regulations and PHA policies in Chapter 17. This includes FYI vouchers awarded under Notices PIH 2020-28 and PIH 2021-26. Assistance awarded under Notice PIH 2019-20 is prohibited from being project-based.

HACA Policy

HACA may elect to project-base FYI vouchers.

PART III: VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAM

19-III.A. OVERVIEW

Since 2008, HCV program funding has provided rental assistance under a supportive housing program for homeless veterans. The Veterans Affairs Supportive Housing (VASH) program combines HCV rental assistance with case management and clinical services provided by the Department of Veterans Affairs (VA) at VA medical centers (VAMCs) and Community-Based Outpatient Clinics (CBOCs), or through a designated service provider (DSP) as approved by the VA Secretary. Eligible families are homeless veterans and their families that agree to participate in VA case management and are referred to the VAMC's partner PHA for HCV assistance. The VAMC or DSP's responsibilities include:

- Screening homeless veterans to determine whether they meet VASH program participation criteria;
- Referring homeless veterans to the PHA;
 - The term *homeless veteran* means a veteran who is homeless (as that term is defined in subsection (a) or (b) of Section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302)). See 38 U.S.C. 2002.
- Providing appropriate treatment and supportive services to potential VASH participants, if needed, prior to PHA issuance of a voucher;
- Providing housing search assistance to VASH participants;
- Identifying the social service and medical needs of VASH participants, and providing or ensuring the provision of regular ongoing case management, outpatient health services, hospitalization, and other supportive services as needed throughout the veterans' participation period; and
- Maintaining records and providing information for evaluation purposes, as required by HUD and the VA.

VASH vouchers are awarded noncompetitively based on geographic need and PHA administrative performance. Eligible PHAs must be located within the jurisdiction of a VAMC and in an area of high need based on data compiled by HUD and the VA. When Congress funds a new allocation of VASH vouchers, HUD invites eligible PHAs to apply for a specified number of vouchers.

Generally, the HUD-VASH program is administered in accordance with regular HCV program requirements. However, HUD is authorized to waive or specify alternative requirements to allow PHAs to effectively deliver and administer VASH assistance. Alternative requirements are established in the HUD-VASH Operating Requirements, which were originally published in the Federal Register on May 6, 2008, and updated September 27, 2021.

Unless expressly waived by HUD, all regulatory requirements and HUD directives regarding the HCV program are applicable to VASH vouchers, including the use of all HUD-required contracts and other forms, and all civil rights and fair housing requirements. In addition, the PHA may request additional statutory or regulatory waivers that it determines are necessary for the effective delivery and administration of the program.

The VASH program is administered in accordance with applicable Fair Housing requirements since civil rights requirements cannot be waived under the program. These include applicable authorities under 24 CFR 5.105(a) and 24 CFR 982.53 including, but not limited to, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act, and the Age Discrimination Act and all PHA policies as outlined in Chapter 2 of this document.

When HUD-VASH recipients include veterans with disabilities or family members with disabilities, reasonable accommodation requirements in Part II of Chapter 2 of this policy apply.

19-III.B. REFERRALS [FR Notice 9/27/21 and HUD-VASH Qs and As]

VAMC case managers will screen all families in accordance with VA screening criteria and refer eligible families to the PHA for determination of program eligibility and voucher issuance. The PHA has no role in determining or verifying the veteran's eligibility under VA screening criteria, including determining the veteran's homelessness status. The PHA must accept referrals from the partnering VAMC and must maintain written documentation of referrals in VASH tenant files. Upon turnover, VASH vouchers must be issued to eligible veteran families as identified by the VAMC.

HACA Policy

In order to expedite the screening process, HACA will provide all forms and a list of documents required for the VASH application to the VAMC. Case managers will work with veterans to fill out the forms and compile all documents prior to meeting with HACA and submitting an application. When feasible, the VAMC case manager should email or fax copies of all documents to the PHA prior to the meeting in order to allow HACA time to review them and start a file for the veteran.

After the VAMC has given HACA a complete referral, HACA will perform an eligibility screening within five business days of receipt of a VAMC referral.

19-III.C. HCV PROGRAM ELIGIBILITY [FR Notice 9/27/21]

Eligible participants are homeless veterans and their families who agree to participate in case management from the VAMC.

- A VASH Veteran or veteran family refers to either a single veteran or a veteran with a household composed of two or more related persons. It also includes one or more eligible persons living with the veteran who are determined to be important to the veteran's care or well-being.
- A veteran for the purpose of VASH is a person whose length of service meets statutory requirements, and who served in the active military, naval, or air service, was discharged or released under conditions other than dishonorable, and is eligible for VA health care.

Under VASH, PHAs do not have authority to determine family eligibility in accordance with HCV program rules and PHA policies. The only reasons for denial of assistance by the PHA are failure to meet the income eligibility requirements and/or that a family member is subject to a lifetime registration requirement under a state sex offender registration program. Under portability, the receiving PHA must also comply with these VASH screening requirements.

Social Security Numbers

When verifying Social Security numbers (SSNs) for homeless veterans and their family members, an original document issued by a federal or state government agency, which contains the name and SSN of the individual along with other identifying information of the individual, is acceptable in accordance with Section 7-II.B. of this policy.

In the case of the homeless veteran, the PHA must accept the Certificate of Release or Discharge from Active Duty (DD-214) or the VA-verified Application for Health Benefits (10-10EZ) as verification of SSN and cannot require the veteran to provide a Social Security card. A VA-issued identification card may also be used to verify the SSN of a homeless veteran.

Proof of Age

The DD-214 or 10-10EZ must be accepted as proof of age in lieu of birth certificates or other PHA-required documentation as outlined in Section 7-II.C. of this policy. A VA-issued identification card may also be used to verify the age of a homeless veteran.

Photo Identification

A VA-issued identification card must be accepted in lieu of another type of government-issued photo identification. These cards also serve as verification of SSNs and date of birth.

Income Eligibility

The PHA must determine income eligibility for VASH families in accordance with 24 CFR 982.201 and policies in Section 3-II.A. If the family is over-income based on the most recently published income limits for the family size, the family will be ineligible for HCV assistance.

While income-targeting does not apply to VASH vouchers, the PHA may include the admission of extremely low-income VASH families in its income targeting numbers for the fiscal year in which these families are admitted.

HACA Policy

While income-targeting requirements will not be considered by HACA when families are referred by the partnering VAMC, HACA will include any extremely low-income VASH families that are admitted in its income targeting numbers for the fiscal year in which these families are admitted.

Screening

The PHA may not screen any potentially eligible family members or deny assistance for any grounds permitted under 24 CFR 982.552 and 982.553 with one exception: the PHAs is still required to prohibit admission if any member of the household is subject to a lifetime registration requirement under a state sex offender registration program. Accordingly, with the exception of denial for registration as a lifetime sex offender under state law and PHA policies on how sex offender screenings will be conducted, PHA policy in Sections 3-III.B. through 3-III.E. do not apply to VASH. The prohibition against screening families for anything other than lifetime sex offender status applies to all family members, not just the veteran.

If a family member is subject to lifetime registration under a state sex offender registration program, the remaining family members may be served if the family agrees to remove the sex offender from its family composition. This is true unless the family member subject to lifetime registration under a state sex offender registration program is the homeless veteran, in which case the family would be denied admission to the program [New HCV GB, HUD-VASH, p. 6].

Denial of Assistance [Notice PIH 2008-37]

Once a veteran is referred by the VAMC, the PHA must either issue a voucher or deny assistance. If the PHA denies assistance, it must provide the family with prompt notice of the decision and a brief statement of the reason for denial in accordance with Section 3-III.F. Like in the standard HCV program, the family must be provided with the opportunity for an informal review in accordance with policies in Section 3-III.F. In addition, a copy of the denial notice must be sent to the VAMC case manager.

19-III.D. CHANGES IN FAMILY COMPOSITION**Adding Family Members [FR Notice 9/27/21]**

When adding a family member after the family has been admitted to the program, PHA policies in Section 3-II.B. apply. Other than the birth, adoption, or court-awarded custody of a child, the PHA must approve additional family members and will apply its regular screening criteria in doing so.

Remaining Family Members [HUD-VASH Qs and As]

If the homeless veteran dies while the family is being assisted, the voucher would remain with the remaining members of the tenant family. The PHA may use one of its own regular vouchers, if available, to continue assisting this family and free up a VASH voucher for another VASH-eligible family. If a regular voucher is not available, the family would continue utilizing the VASH voucher. Once the VASH voucher turns over, however, it must go to a homeless veteran family.

Family Break Up [HUD-VASH Qs and As]

In the case of divorce or separation, since the set-aside of VASH vouchers is for veterans, the voucher must remain with the veteran. This overrides the PHA's policies in Section 3-I.C. on how to determine who remains in the program if a family breaks up.

19-III.E. LEASING [FR Notice 9/27/21]**Waiting List**

The PHA does not have the authority to maintain a waiting list or apply local preferences for HUD-VASH vouchers. Policies in Chapter 4 relating to applicant selection from the waiting list, local preferences, special admissions, cross-listing, and opening and closing the waiting list do not apply to VASH vouchers.

Exception Payment Standards

To assist VASH participants in finding affordable housing, especially in competitive markets, HUD allows PHAs to establish a HUD-VASH exception payment standard. PHAs may go up to but no higher than 120 percent of the published area-wide fair market rent (FMR) or small area fair market rent (SAFMR) specifically for VASH families. PHAs who want to establish a VASH exception payment standard over 120 percent must still request a waiver from HUD through the regular waiver process outlined in Notice PIH 2018-16.

HACA Policy

HACA ~~will~~may establish a HUD-VASH exception payment standard at 120% of the published area-wide FMR.

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Voucher Issuance

Unlike the standard HCV program which requires an initial voucher term of at least 60 days, VASH vouchers must have an initial search term of at least 120 days. PHA policies on extensions as outlined in Section 5-II.E. will apply.

HACA Policy

All VASH vouchers will have an initial term of 120 calendar days.

The family must submit a Request for Tenancy Approval and proposed lease within the 120-day period unless HACA grants an extension.

The PHA must track issuance of HCVs for families referred by the VAMC or DSP in PIC as required in Notice PIH 2011-53.

Initial Lease Term

Unlike in the standard the HCV program, VASH voucher holders may enter into an initial lease that is for less than 12 months. Accordingly, PHA policy in Section 9-I.E., Term of Assisted Tenancy, does not apply.

Ineligible Housing [FR Notice 6/18/14]

Unlike in the standard HCV program, VASH families are permitted to live on the grounds of a VA facility in units developed to house homeless veterans. This applies to both tenant-based assistance and PBV. Therefore, 24 CFR

982.352(a)(5) and 983.53(a)(2), which prohibit units on the physical grounds of a medical, mental, or similar public or private institution, do not apply to VASH for this purpose only. Accordingly, PHA policy in 9-I.D., Ineligible Units, does not apply for this purpose only.

HQS Pre-Inspections

To expedite the leasing process, PHAs may pre-inspect available units that veterans may be interested in leasing in order to maintain a pool of eligible units. If a VASH family selects a unit that passed an HQS inspection (without intervening occupancy) within 45 days of the date of the Request for Tenancy Approval (Form HUD-52517), the unit may be approved if it meets all other conditions under 24 CFR 982.305. However, the veteran must be free to select their unit and cannot be steered to these units.

HACA Policy

To expedite the leasing process, HACA may pre-inspect available units that veterans may be interested in leasing to maintain a pool of eligible units. If a VASH family selects a unit that passed a HQS pre-inspection (without intervening occupancy) within 45 days of the date of the RTA, the unit may be approved provided that it meets all other conditions under 24 CFR 982.305. The veteran will be free to select their unit.

When a pre-inspected unit is not selected, HACA will make every effort to fast-track the inspection process, including adjusting the normal inspection schedule for both initial and any required reinspections.

19-III.F. PORTABILITY [FR Notice 9/27/21 and Notice PIH 2011-53]**General Requirements**

Portability policies under VASH depend on whether the family wants to move within or outside of the initial VA facility's catchment area (the area in which the VAMC or DSP operates). In all cases, the initial VA facility must be consulted prior to the move and provide written confirmation that case management will continue to be provided in the family's new location. VASH participant families may only reside in jurisdictions that are accessible to case management services, as determined by case managers at the partnering VAMC or DSP.

Under VASH, applicant families may move under portability even if the family did not have legal residency in the jurisdiction of the initial PHA when they applied. As a result, PHA policies in Section 10-II.B. about nonresident applicants do not apply.

If the family no longer requires case management, there are no portability restrictions. Normal portability rules apply.

Portability within the Initial VAMC or DSP's Catchment Area

A VASH family can move within the VAMC's catchment area as long as case management can still be provided, as determined by the VA. If the initial PHA's partnering VAMC will still provide the case management services, the receiving PHA must process the move in accordance with portability procedures:

- If the receiving PHA has been awarded VASH vouchers, it can choose to either bill the initial PHA or absorb the family if it has a VASH voucher available to do so.
- If the PHA absorbs the family, the VAMC or DSP providing the initial case management must agree to the absorption and the transfer of case management.
- If the receiving PHA does not administer a VASH program, it must always bill the initial PHA.

Portability Outside of the Initial VAMC or DSP's Catchment Area

If a family wants to move to another jurisdiction where it will not be possible for the initial PHA's partnering VAMC or DSP to provide case management services, the initial VAMC or DSP must first determine that the VASH family could be served by another VAMS or DSP that is participating in the VASH program, and the receiving PHA has an available VASH voucher.

In these cases, the family must be absorbed by the receiving PHA either as a new admission or as a portability move-in, as applicable. Upon absorption, the initial PHA's VASH voucher will be available to lease to a new VASH-eligible family, and the absorbed family will count toward the number of VASH slots awarded to the receiving PHA.

Portability Outside of the Initial VAMC or DSP's Catchment Area under VAWA

Veterans who request to port beyond the catchment area of the VAMC or DSP where they are receiving case management to protect the health or safety of a person who is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, and who reasonably believes they are threatened with imminent harm from further violence by remaining in the unit may port prior to receiving approval from the receiving VAMC or DSP. The initial PHA must follow its emergency transfer plan (see Exhibit 16-3). PHAs may require verbal self-certification or a written request from a participant seeing a move beyond the catchment area of the VAMC or DSP.

The verbal self-certification or written request must include either a statement expressing why the participant reasonably believes that there is a threat of imminent harm from further violence if they were to remain in the same unit or a statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-day period preceding the participants request for the move.

The participant must still port to a PHA that has a VASH program. If the receiving PHA does not have a VASH voucher available to lease, they may bill the initial PHA until a VASH voucher is available, at which point the porting veteran must be absorbed into the receiving PHA's program.

19-III.G. TERMINATION OF ASSISTANCE [FR Notice 9/27/21]

With the exception of terminations for failure to receive case management, HUD has not established any alternative requirements for termination of assistance for VASH participants. However, prior to terminating VASH participants, HUD strongly encourages PHAs to exercise their discretion under 24 CFR 982.552(c)(2) as outlined in Section 12-II.D. of this policy and consider all relevant circumstances of the specific case. This includes granting reasonable accommodations for persons with disabilities, as well as considering the role of the case manager and the impact that ongoing case management services can have on mitigating the conditions that led to the potential termination.

VASH participant families may not be terminated after admission for a circumstance or activities that occurred prior to admission and were known to the PHA but could not be considered at the time of admission due to VASH program requirements. The PHA may terminate the family's assistance only for program violations that occur after the family's admission to the program.

Cessation of Case Management

As a condition of receiving HCV rental assistance, a HUD-VASH-eligible family must receive case management services from the VAMC or DSP. A VASH participant family's assistance must be terminated for failure to participate, without good cause, in case management as verified by the VAMC or DSP.

However, a VAMC or DSP determination that the participant family no longer requires case management is not grounds for termination of voucher or PBV assistance. In such a case, at its option, the PHA may offer the family continued assistance through one of its regular vouchers. If the PHA has no voucher to offer, the family will retain its VASH voucher or PBV unit until such time as the PHA has an available voucher for the family.

VAWA [FR Notice 9/27/21]

When a veteran's family member is receiving protection under VAWA because the veteran is the perpetrator of domestic violence, dating violence, sexual assault, or stalking, the victim must continue to be assisted. Upon termination of the perpetrator's VASH assistance, the victim must be given a regular HCV if one is available, and the perpetrator's VASH voucher must be used to serve another eligible veteran family. If a regular HCV is not available, the perpetrator must be terminated from assistance and the victim will continue to use the VASH voucher.

19-III.H. PROJECT-BASING VASH VOUCHERS

General Requirements [Notice PIH 2017-21 and FR Notice 9/27/21]

PHAs are authorized to project-base their tenant-based VASH vouchers without additional HUD review or approval in accordance with Notice PIH 2017-21 and all PBV program requirements provided that the VAMC will continue to make supportive services available. In addition, since 2010, HUD has awarded VASH vouchers specifically for project-based assistance in the form of PBV HUD-VASH set-aside vouchers. While these vouchers are excluded from the PBV program cap as long as they remain under PBV HAP contract at the designated project, all other VASH vouchers are subject to the PBV program percentage limitation discussed in Section 17-I.A. Note that VASH supportive services only need to be provided to VASH families receiving PBV assistance in the project, not all families receiving PBV assistance in the project. If a VASH family does not require or no longer requires case management, the unit continues to count as an excepted PBV unit as long as the family resides in the unit.

If the PHA project-bases VASH vouchers, the PHA must consult with the partnering VAMC or DSP to ensure approval of the project or projects. PHAs may project-base VASH vouchers in projects alongside other PBV units and may execute a single HAP contract covering both the VASH PBVs and the other PBVs. The PHA must refer only VASH families to PBV units exclusively made available to VASH families and to PBV units funded through a HUD set-aside award.

If a VASH family is referred to the PHA and there is an available PBV unit that is not exclusively made available to VASH families, the PHA may offer to refer the family to the owner if allowable under the selection policy for that project, and the owner and PHA may amend the HAP contract to designate the PBV unit as a VASH PBV unit.

The PHA and owner may agree to amend a PBV HAP contract to redesignate a regular PBV unit as a unit specifically designated for VASH families so long as the PHA first consults with the VAMC or DSP. Additionally, the PHA and owner may agree to amend a PBV HAP contract to redesignate a unit specifically designated for VASH families as a regular PBV unit, so long as the unit is not funded through a VASH PBV set-aside award and is eligible for regular PBV (i.e., the unit is not on the grounds of a medical facility and the unit is eligible under the PHA's program and project caps).

Policies for VASH PBV units will generally follow PHA policies for the standard PBV program as listed in Chapter 17, with the exception of the policies listed below.

Failure to Participate in Case Management [FR Notice 9/27/21]

Upon notification by the VAMC or DSP of the family's failure to participate, without good cause, in case management, the PHA must provide the family a reasonable time period to vacate the unit. The PHA must terminate assistance to the family at the earlier of either the time the family vacates or the expiration of the reasonable time period given to vacate.

HACA Policy

Upon notification by the VAMC or DSP that a VASH PBV family has failed to participate in case management without good cause, HACA will provide written notice of termination of assistance to the family and the owner within 10 business days. The family will be given 60 days from the date of the notice to move out of the unit.

HACA may make exceptions to this 60-day period if needed for reasons beyond the family's control such as death, serious illness, or other medical emergency of a family member.

If the family fails to vacate the unit within the established time, the owner may evict the family. If the owner does not evict the family, the PHA must remove the unit from the HAP contract or amend the HAP contract to substitute a different unit in the project if the project is partially assisted. The PHA may add the removed unit to the HAP contract after the ineligible family vacates the property.

Moves [HUD-VASH Qs and As, FR Notice 9/27/21]

When a VASH PBV family is eligible to move from its PBV unit in accordance with Section 17-VIII.C. of this policy, but there is no other comparable tenant-based rental assistance, the following procedures must be implemented:

- If a VASH tenant-based voucher is not available at the time the family wants (and is eligible) to move, the PHA may require a family who still requires case management to wait for a VASH tenant-based voucher for a period not to exceed 180 days;
- If a VASH tenant-based voucher is still not available after that period, the family must be allowed to move with its VASH voucher. Alternatively, the PHA may allow the family to move with its VASH voucher without having to meet this 180-day period. In either case, the PHA is required to replace the assistance in the PBV unit with one of its regular vouchers, unless the PHA and owner agree to temporarily remove the unit from the HAP contract; and
- If a VASH veteran is determined to no longer require case management, the PHA must allow the family to move with the first available tenant-based voucher if not VASH voucher is immediately available and cannot require the family to wait for a VASH voucher to become available.

PART IV: MAINSTREAM VOUCHER PROGRAM

19-IV.A. PROGRAM OVERVIEW [Notice PIH 2020-01]

Mainstream vouchers assist non-elderly persons with disabilities and their families in the form of either project-based or tenant-based voucher assistance.

Aside from separate funding appropriations and serving a specific population, Mainstream vouchers follow the same program requirements as standard vouchers. The PHA does not have special authority to treat families that receive a Mainstream voucher differently from other applicants and participants. For example, the PHA cannot apply different payment standards, establish conditions for allowing portability, or apply different screening criteria to Mainstream families.

The Mainstream voucher program, (previously referred to as the Mainstream 5-Year program or the Section 811 voucher program) was originally authorized under the National Affordable Housing Act of 1990. Mainstream vouchers operated separately from the regular HCV program until the passage of the Frank Melville Supportive Housing Investment Act of 2010. Funding for Mainstream voucher renewals and administrative fees was first made available in 2012. In 2017 and 2019, incremental vouchers were made available for the first time since the Melville Act (in addition to renewals and administrative fees), and PHAs were invited to apply for a competitive award of Mainstream vouchers under the FY17 and FY19 NOFAs. In 2020, Notice PIH 2020-22 provided an opportunity for any PHA administering an HCV program to apply for Mainstream vouchers noncompetitively, while Notice PIH 2020-09 authorized an increase in Mainstream voucher units and budget authority for those PHAs already awarded Mainstream vouchers under the FY17 and FY19 NOFAs.

Funds for Mainstream vouchers may be recaptured and reallocated if the PHA does not comply with all program requirements or fails to maintain a utilization rate of 80 percent for the PHA's Mainstream vouchers.

19-IV.B. ELIGIBLE POPULATION [Notice PIH 2020-01 and Notice PIH 2020-22]

All Mainstream vouchers must be used to serve non-elderly persons with disabilities and their families, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old as of the effective date of the initial HAP contract. The eligible disabled household member does not need to be the head of household.

The definition of person with disabilities for purposes of Mainstream vouchers is the statutory definition under section 3(b)(3)(E) of the 1937 Act, which is the same as is used for allowances and deductions in the HCV program and is provided in Exhibit 3-1 of this policy.

Existing families receiving Mainstream vouchers, where the eligible family member is now age 62 or older, will not “age out” of the program as long as the family was eligible on the day it was first assisted under a HAP contract.

The PHA may not implement eligibility screening criteria for Mainstream vouchers that is different from that of the regular HCV program.

19-IV.C. PARTNERSHIP AND SUPPORTIVE SERVICES [Notice PIH 2020-01]

PHAs are encouraged but not required to establish formal and informal partnerships with a variety of organizations that assist persons with disabilities to help ensure eligible participants find and maintain stable housing.

HACA Policy

The PHA will implement a Mainstream program, in partnership with *Integral Care*, *ARCIL*, and other agencies throughout the Austin/Travis County Continuum of Care.

19-IV.D. WAITING LIST ADMINISTRATION

General Waiting List Requirements [Notice PIH 2020-01 and Mainstream Voucher Basics Webinar, 10/15/20]

PHAs must not have a separate waiting list for Mainstream voucher assistance since the PHA is required by the regulations to maintain one waiting list for tenant-based assistance [24 CFR 982.204(f)]. All PHA policies on opening, closing, and updating the waiting list, as well as waiting list preferences in Chapter 4, apply to the Mainstream program.

When the PHA is awarded Mainstream vouchers, these vouchers must be used for new admissions to the PHA's program from the waiting list. The PHA must lease these vouchers by pulling the first Mainstream-eligible family from its tenant-based waiting list. PHAs are not permitted to reassign existing participants to the program in order to make regular tenant-based vouchers available. Further, the PHA may not skip over Mainstream-eligible families on the waiting list because the PHA is serving the required number of Mainstream families.

Upon turnover, vouchers must be provided to Mainstream-eligible families. If a Mainstream turnover voucher becomes available, the PHA must determine if the families at the top of the waiting list qualify under program requirements.

Admission Preferences [Notice PIH 2020-01; FY17 Mainstream NOFA; FY19 Mainstream NOFA]

If the PHA claimed points for a preference in a NOFA application for Mainstream vouchers, the PHA must adopt a preference for at least one of the targeted groups identified in the NOFA.

HACA Policy

HACA claimed a preference for a targeted group as part of an application for Mainstream vouchers under a NOFA. The PHA will offer the following preference:

Non-Elderly Disabled Preference for those transitioning from institutions or are homeless: HACA will provide a preference in its administrative plan for non-elderly persons with disabilities transitioning out of institutional and other congregate settings, or who are non-elderly persons with disabilities who are homeless.

19-IV.E. PORTABILITY [Notice PIH 2020-01 and Mainstream Voucher Basics Webinar, 10/15/20]

Mainstream voucher participants are eligible for portability under standard portability rules and all PHA policies regarding portability in Chapter 10, Part II apply to Mainstream families.

The following special considerations for Mainstream vouchers apply under portability:

- If the receiving PHA has a Mainstream voucher available, the participant may remain a Mainstream participant.
 - If the receiving PHA chooses to bill the initial PHA, then the voucher will remain a Mainstream voucher.
 - If the receiving PHA chooses to absorb the voucher, the voucher will be considered a regular voucher, or a Mainstream voucher if the receiving PHA has a Mainstream voucher available, and the Mainstream voucher at the initial PHA will be freed up to lease to another Mainstream-eligible family.
- If the receiving PHA does not have a Mainstream voucher available, the participant may receive a regular voucher.

19-IV.F. PROJECT-BASING MAINSTREAM VOUCHERS [FY19 Mainstream Voucher NOFA Q&A]

The PHA may project-base Mainstream vouchers in accordance with all applicable PBV regulations and PHA policies in Chapter 17. PHAs are responsible for ensuring that, in addition to complying with project-based voucher program requirements, the project complies with all applicable federal nondiscrimination and civil rights statutes and requirements. This includes, but is not limited to, Section 504 of the Rehabilitation Act (Section 504), Titles II or III of the Americans with Disabilities (ADA), and the Fair Housing Act and their implementing regulations at 24 CFR Part 8; 28 CFR Parts 35 and 36; and 24 CFR Part 100. Mainstream vouchers are subject to the PBV program percentage limitation discussed in Section 17-I.A.

PART IV: NON-ELDERLY DISABLED (NED) VOUCHERS

19-V.A. PROGRAM OVERVIEW [Notice PIH 2013-19]

NED vouchers help non-elderly disabled families lease suitable, accessible, and affordable housing in the private market. Aside from separate funding appropriations and serving a specific population, NED vouchers follow the same program requirements as standard vouchers. The PHA does not have special authority to treat families that receive a NED voucher differently from other applicants and participants.

Some NED vouchers are awarded to PHAs through competitive NOFAs. The NOFA for FY2009 Rental Assistance for NED made incremental funding available for two categories of NED families:

- **Category 1** vouchers enable non-elderly persons or families with disabilities to access affordable housing on the private market.
- **Category 2** vouchers enable non-elderly persons with disabilities currently residing in nursing homes or other healthcare institutions to transition into the community. PHAs with NED Category 2 vouchers were required to partner with a state Medicaid or health agency or the state Money Follows the Person (MFP) Demonstration agency.

Since 1997, HCVs for NED families have been also awarded under various special purpose HCV programs: Rental Assistance for Non-Elderly Persons with Disabilities in Support of Designated Housing Plans (Designated Housing), Rental Assistance for Non-Elderly Persons with Disabilities Related to Certain Types of Section 8 Project-Based Developments (Certain Developments), One-Year Mainstream Housing Opportunities for Persons with Disabilities, and the Project Access Pilot Program (formerly Access Housing 2000).

- **Designated Housing** vouchers enable non-elderly disabled families, who would have been eligible for a public housing unit if occupancy of the unit or entire project had not been restricted to elderly families only through an approved Designated Housing Plan, to receive rental assistance. These vouchers may also assist non-elderly disabled families living in a designated unit/project/building to move from that project if they so choose. The family does not have to be listed on the PHA's voucher waiting list. Instead, they may be admitted to the program as a special admission. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.

- **Certain Developments** vouchers enable non-elderly families having a person with disabilities, who do not currently receive housing assistance in certain developments where owners establish preferences for, or restrict occupancy to, elderly families, to obtain affordable housing. These non-elderly families with a disabled person do not need to be listed on the PHA's HCV waiting list in order to be offered and receive housing choice voucher rental assistance. It is sufficient that these families' names are on the waiting list for a covered development at the time their names are provided to the PHA by the owner. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.
- **One-Year Mainstream Housing Opportunities for Persons with Disabilities (One-Year Mainstream)** vouchers enable non-elderly disabled families on the PHA's waiting list to receive a voucher. After initial leasing, turnover vouchers must be issued to non-elderly disabled families from the PHA's voucher waiting list.

19-V.B. ELIGIBLE POPULATION

General Requirements [Notice PIH 2013-19]

Only eligible families whose head of household, spouse, or cohead is non-elderly (under age 62) and disabled may receive a NED voucher. Families with only a minor child with a disability are not eligible.

In cases where the qualifying household member now qualifies as elderly due to the passage of time since the family received the NED voucher, existing NED participant families do not "age out," as the family was eligible on the day it was first assisted under a housing assistance payments (HAP) contract.

The definition of person with disabilities for purposes of NED vouchers is the statutory definition under Section 3(b)(3)(E) of the 1937 Act, which is the same as is used for allowances and deductions in the HCV program and is provided in Exhibit 3-1 of this policy.

The PHA may not implement eligibility screening criteria for NED vouchers that is different from that of the regular HCV program.

NED Category 2 [Notice PIH 2013-19 and NED Category 2 FAQs]

In addition to being eligible for the PHA's regular HCV program and a non-elderly person with a disability, in order to receive a Category 2 voucher, the family's head, spouse, cohead, or sole member must be transitioning from a nursing home or other healthcare institution and provided services needed to live independently in the community.

Nursing homes or other healthcare institutions may include intermediate care facilities and specialized institutions that care for those with intellectual disabilities, developmentally disabled, or mentally ill, but do not include board and care facilities (e.g., adult homes, adult day care, adult congregate living).

The PHA cannot limit who can apply to just those persons referred or approved by a Money Follows the Person (MFP) Demonstration agency or state health agency. Other individuals could be placed on the waiting list if they can show, with confirmation by an independent agency or organization that routinely provides such services (this can be the MFP or partnering agency, but need not be), that the transitioning individual will be provided with all necessary services, including care or case management.

For each Category 2 family, there must be documentation (e.g., a copy of a referral letter from the partnering or referring agency) in the tenant file identifying the institution where the family lived at the time of voucher issuance.

19-V.C. WAITING LIST

General Requirements [Notice PIH 2013-19]

Families must be selected for NED vouchers from the PHA's waiting list in accordance with all applicable regulations and PHA policies in Chapter 4.

Regardless of the number of NED families the PHA is required to serve, the next family on the waiting list must be served. Further, the PHA may not skip over NED-eligible families on the waiting list because the PHA is serving the required number of NED families.

NED Category 2 Referrals [NED Category 2 FAQs]

For NED Category 2 families, the partnering agency may make referrals of eligible families to the PHA for placement on the waiting list. The PHA will then select these families from the waiting list for voucher issuance. Because language in the NOFA established that vouchers awarded under the NOFA must only serve non-elderly disabled families transitioning from institutions, the PHA does not need to establish a preference in order to serve these families ahead of other families on the PHA's waiting list.

PHAs must accept applications from people living outside their jurisdictions or from people being referred from other Medicaid or MFP service agencies in their state.

If the PHA's waiting list is closed, the PHA must reopen its waiting list to accept referrals from its partnering agency. When opening the waiting list, PHAs must advertise in accordance with 24 CFR 982.206 and PHA policies in Section 4-II.C. In addition, the PHA must ensure that individuals living in eligible institutions are aware when the PHA opens its waiting list by reaching out to social service agencies, nursing homes, intermediate care facilities and specialized institutions in the local service area.

Reissuance of Turnover Vouchers [Notice PIH 2013-19]

All NED turnover vouchers must be reissued to the next NED family on the PHA's waiting list with the following exception: A Category 2 voucher must be issued to another Category 2 family upon turnover if a Category 2 family is on the PHA's waiting list. If there are no Category 2 families on the PHA's waiting list, the PHA must contact its partnering agency as well as conduct outreach through appropriate social service agencies and qualifying institutions to identify potentially eligible individuals. Only after all means of outreach have been taken to reach Category 2 families can the PHA reissue the voucher to another Category 2 NED family on the PHA's waiting list. Any subsequent turnover of that voucher must again be used for a Category 2 family on the PHA's waiting list, and the PHA is under the same obligation to conduct outreach to Category 2 families if no such families are on the PHA's waiting list.

For PHAs that received both Category 1 and Category 2 vouchers, if at any time the PHA is serving fewer Category 2 families than the number of Category 2 HCVs awarded under the NOFA, when a Category 2 family applies to the waiting list and is found eligible, the PHA must issue the next NED voucher to that family. HUD monitors the initial leasing and reissuance of Category 2 HCVs. These vouchers may be recaptured and reassigned if not leased properly and in a timely manner.

All NED vouchers should be affirmatively marketed to a diverse population of NED-eligible families to attract protected classes least likely to apply. If at any time following the turnover of a NED HCV a PHA believes it is not practicable to assist NED families, the PHA must contact HUD.

19-V.D. LEASE UP [Notice PIH 2013-19]

Briefings

In addition to providing families with a disabled person a list of accessible units known to the PHA, HUD encourages, but does not require, PHAs to provide additional resources to NED families as part of the briefing.

HACA Policy

HACA's referral partners will provide NED families with housing search assistance and other support services or referrals to support services.

Voucher Term

While the PHA is not required to establish different policies for the initial term of the voucher for NED vouchers, HUD has encouraged PHAs with NED vouchers to be generous in establishing reasonable initial search terms and subsequent extensions for families with a disabled person.

HACA Policy

All NED vouchers will have an initial term of 120 calendar days.

The family must submit a Request for Tenancy Approval and proposed lease within the 120-day period unless the PHA grants an extension.

All other HACA policies on extensions and suspension of vouchers in Section 5-II.E. will apply.

Special Housing Types [Notice PIH 2013-19 and NED Category 2 FAQs]

In general, a PHA is not required to permit families to use any of the special housing types and may limit the number of families using such housing. However, the PHA must permit the use of a special housing type if doing so provides a reasonable accommodation so that the program is readily accessible to and usable by a person with disabilities.

Such special housing types include single room occupancy housing, congregate housing, group homes, shared housing, cooperative housing, and manufactured homes when the family owns the home and leases the manufactured home space.

Persons with disabilities transitioning out of institutional settings may choose housing in the community that is in a group or shared environment or where some additional assistance for daily living is provided for them on site. Under HUD regulations, group homes and shared housing are considered special housing types and are not excluded as an eligible housing type in the HCV program. Assisted living facilities are also considered eligible housing under the normal HCV program rules, as long as the costs for meals and other supportive services are not included in the housing assistance payments (HAP) made by the PHA to the owner, and as long as the person does not need continual medical or nursing care.

19-V.E. PORTABILITY [NED Category 2 FAQs]

NED voucher participants are eligible for portability under standard portability rules and all PHA policies regarding portability in Chapter 10, Part II apply to NED families. However, the PHA may, but is not required to, allow applicant NED families to move under portability, even if the family did not have legal residency in the initial PHA's jurisdiction when they applied.

HACA Policy

If neither the head of household nor the spouse or cohead of a NED applicant family had a domicile (legal residence) in HACA's jurisdiction at the time that the family's initial application for assistance was submitted, the family must lease a unit within HACA's jurisdiction for at least 12 months before requesting portability.

HACA will consider exceptions to this policy for purposes of reasonable accommodation (see Chapter 2) or reasons related to domestic violence, dating violence, sexual assault, or stalking.

The Housing Authority of the City of Austin's Family Self Sufficiency Action Plan as Revised on August 15, 2022

HOUSING AUTHORITY OF THE CITY OF AUSTIN

FAMILY SELF-SUFFICIENCY PROGRAM ACTION PLAN

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I. INTRODUCTION

This Action Plan describes the goals and objectives of the Housing Authority of the City of Austin (HACA)'s Family Self Sufficiency (FSS) program that serves the Housing Choice Voucher Program and the remaining Project Based Rental Assistance families previously enrolled FSS with Public Housing prior to RAD conversion. Under this Plan, no new PBRA FSS Participants will be enrolled. This Plan is a revision of a previous Action Plan, dated April 16, 1999 and updated February 19th, 2004, August 24th, 2011, and May 12th, 2020. This Action Plan reflects the changes made to the 24 CFR 984 Regulations with the Streamlining and Implementation of the Economic Growth, Regulatory Relief, and Consumer Protection Act Changes to the Family Self-Sufficiency Program, hereafter known as the FSS Final Rule. All families that enrolled in the FSS program prior to June 16th, 2022 will have the opportunity to execute new Contracts of Participation that reflect the regulation changes made with the Final Rule. As an agency, HACA works to break the cycle of poverty by serving as a catalyst for residents to become economically self-sufficient. The following Action Plan for HACA's Family Self-Sufficiency Program describes the ongoing efforts to foster self-sufficiency among HACA residents.

The purpose of the Family Self-Sufficiency (FSS) program is to promote a coordination of public and private resources to support Housing Choice Voucher and Project Based Rental Assistance residents' (hereafter referred to as Housing Authority residents) efforts to achieve economic self-sufficiency leading to economic security. In support of the FSS program objectives, HACA promotes a dynamic partnership between FSS families, staff, and the community that empowers participants to overcome socio-economic barriers and achieve their potential to fully participate in the economy.

Using housing as the stabilizing factor, resources and services are coordinated to assist residents who are unemployed or under-employed to obtain suitable employment. HACA and the FSS head of family enter into an agreement governed by the HUD FSS Contract of Participation (CoP). HACA's FSS Coordinators work with FSS participants to leverage resources in order to address the participant's identified gaps in education, skill development, supportive services, job training, and job placement that present challenges to achieving financial security.

HACA's FSS Coordinators provide service coordination and coaching with the goal of fostering the agency and skills required to achieve financial security. In order to graduate from the FSS program, the family must become free of welfare assistance. Welfare assistance, for the purposes of the FSS Program only, as defined in 24 CFR §984.103, is income from Federal or State welfare programs and includes only cash maintenance payments designed to meet a family's ongoing basic needs (commonly referred to as "Temporary Aid to Needy Families" or "TANF").

II. TERMS AND DEFINITIONS:

To promote a common vocabulary to facilitate our work of assisting families build economic self-sufficiency, commonly used terms and phrases have been defined as follows:

Self-Sufficiency:

Self-sufficiency means that an FSS family is no longer receiving Section 8 or any Federal, State, or local rent or homeownership subsidies or welfare assistance. Achievement of self-sufficiency is a program objective, but not a condition for the receipt of FSS escrow account funds.

Welfare assistance:

Welfare assistance for the purposes of the FSS program is defined as welfare payments or other payments to families or individuals, based on need, which are made under programs funded, separately or jointly, by Federal, State or local governments. It includes only cash payment for ongoing basic needs (TANF).

Contract of Participation (CoP):

The Family Self-Sufficiency (FSS) Program Contract of Participation, HUD form 52650, which set forth the principal conditions and terms governing participation in the FSS program. The contract includes the rights and responsibilities of both the FSS participant and HACA. The contract also includes the Individual Training and Service Plan (ITSP): a section of the CoP that becomes part of the family responsibilities under the contract, addresses personal and professional goals as benchmarks to be achieved, plus activities and services to assist the family meet goals leading toward self-sufficiency.

Escrow Account:

Under the terms of the CoP, eligible participants will have deposits made into an escrow account, operated and maintained by HACA, according to guidelines set forth in the CoP and HUD's FSS Escrow Account Worksheet, form HUD-52652 and form 9831C for Multifamily (PBRA) FSS. There will be one interest bearing Escrow Account for all FSS participants, separated by housing assistance program: HCV and PBRA. Each FSS participant will have a separate sub-line item, which will include all deposits and calculated interest.

Head of FSS Family:

The designated adult family member of the FSS family who has signed the CoP. The head of the FSS family may, but is not required to be, the head of the household for purposes of determining income eligibility and rent. Head of FSS family is required to meet the obligations of the CoP in order to graduate from the program.

Individual Training and Service Plan (ITSP):

As part of the CoP, form HUD-52650, a written plan is prepared by PHA or owner in cooperation with each FSS participant. The ITSP includes personal and professional goals to be accomplished by the participant before the ending date of CoP. Family members over the age of 18 who choose to, may also execute an individual training and services plan under the contract.

Seeking Employment:

“Actively seeking” shall include activities to prepare for employment. This may entail attending workforce development classes such as résumé review, interview skills etc., or conducting job search by sending out resumes, attending job interviews and, submitting employment applications. These activities will be documented with copies of applications submitted or class attendance records/certificates of completion. The suitability of the level of job seeking activity will be evaluated on a case-by-case basis.

Suitable Employment:

Employment obtained and maintained by the FSS participant that will allow for independence from welfare assistance i.e. allow the family or individual to meet basic needs and lead to building financial security. Suitability of employment for participant will be determined on a case-by-case basis with consideration of individual circumstances and may include full-time or part-time employment that is reasonably expected to continue. Ideally, income is expected to be related to a job training program completed as identified in the individual training and services plan, with consideration given to available job opportunities in the area. Reasonable accommodations will be made by request of those claiming a disability.

Earned Income:

Income or earnings included in annual income from wages, tips, salaries, other employment compensation, and self-employment. Earned income does not include pension or annuity, transfer payments, lump sum payments any cash or in-kind benefits, or funds deposited in or accrued interest established by a PHA on behalf of a participating family.

III. FAMILY DEMOGRAPHICS – HOUSING CHOICE VOUCHER PROGRAM

The Housing Authority of the City of Austin manages 5,748 vouchers. The FSS Program will serve the following housing choice voucher types: tenant-based vouchers, project-based vouchers, family unification program (FUP), foster youth to independence (FYI), veteran affairs supportive housing (VASH), and emergency housing vouchers (EHV). Characteristics of the families living within the housing choice voucher program, as of August 1st, 2022 include the following:

A. Household Composition

- The average family size: **3.3**
- Average Age: **51**
- Households with Dependents: **54%**
- Disabled individuals: **28%**

B. Race/Ethnicity (HOH)**Race:**

- Black/African American: **54%**
- White: **44%**
- Asian: **1%**
- American Indian/Alaska Native: **1%**
- Native Hawaiian/Pacific Islander: **0%**

Ethnicity:

- Hispanic or Latino: **27%**
- Not Hispanic or Latino: **73%**

C. Income

1. The average income of a Housing Choice Voucher family is \$15,480

2. Income Distribution per Household

- \$0 - \$9,999 – **39%**
- \$10,000 - \$19,999 – **34%**
- \$20,000 - \$29,999 – **12%**
- \$30,000 - \$39,999 – **9%**
- \$40,000 - \$49,000 – **4%**
- \$50,000 and above – **2%**

3. Employment Status of Adults:

- Employed: **26%**
- Unemployed: **74%**

IV. SUPPORTIVE SERVICES NEEDS OF FAMILIES EXPECTED TO PARTICIPATE IN FSS

HACA will make a good faith effort to have the FSS program emulate the demographics of the residents of HACA's Housing Choice Voucher Programs. The HACA FSS Program gathered information about the supportive service needs of HCV participants from completed interest forms for families applying to enter the FSS program waiting list from the year prior to this Action Plan submission. Of the families that completed the interest form, 11% identified job coaching, readiness, and placement an area of need; 19% needed computer skills training; 19% needed a GED or high school diploma; 30% needed a college degree or certificate; 60% requested financial coaching or credit repair assistance; and 85% needed homeownership counseling. Based on supportive services requests from current FSS participants, additional needs of FSS participants are childcare assistance, mental health counseling, English as a Second Language courses, and transportation assistance.

V. ESTIMATE OF PARTICIPATING FAMILIES

A. Project Based Rental Assistance

HACA will only continue to serve the FSS participants that enrolled in the program prior to conversion from Public Housing to PBRA. At the time of the posting of this Action Plan, there are approximately 4 families who are still enrolled in FSS under PBRA post-RAD conversion. No new PBRA families will be enrolled and served under this Action Plan.

B. Housing Choice Voucher Program

HACA had 31 Section 8 Rental Certificates that were allocated in September 1993, and were designated for the Family Self-Sufficiency Program. HACA was allocated 41 mandatory FSS slots under the Quality Housing and Work Responsibility Act (QHWRA). Per the amended mandatory requirements with (QHWRA), HACA reduced the mandatory slots by one for each FSS graduate fulfilling the family's contract of participation on or after October 21, 1998, and completed the mandatory program (Phase I). HACA serves as many participants as it can accommodate with current staff (as determined by HACA), and with a maximum of 65 participants per FSS Coordinator. There are 4 full-time FSS Coordinators on staff that will carry full caseloads. FSS Program Manager serving a caseload of 25 in addition to program management duties. The minimum number of participants required to be served based on the funding received for 5 coordinators is 225. The estimated amount of participants the HACA FSS Program will maintain is 285. Historically, HACA's FSS program has enrolled an average of 64 families into the FSS program each year. Accordingly, HACA expects to provide FSS services to approximately 605 families over a five-year period.

C. Other Self-Sufficiency Programs

The FSS Program will make every effort to enroll all interested individuals from the Foster Youth to Independence and Family Unification Program Youth (FYI/FUP-Y) that would like to participate so that they may take advantage of the 24-month maximum extension of their 36-month voucher through the Foster Stable Housing Opportunity (FSHO).

HACA also serves VASH (Veterans Affairs Supportive Housing) and FUP (Family Unification Program) voucher holders. The program goal is for 10% of the HACA FSS Program enrollment to be VASH, FUP, and FYI/FUP-Y participants.

The availability of the FSS Waitlist will be posted at the HACA Administrative Offices, on the HACA website, and on social media when the program has capacity to bring on new participants. Recruitment of new families will be ongoing to replace any available openings. Section VII and VIII of this plan describe outreach and selection procedures. HACA will evaluate its capacity to serve more FSS participants on an ongoing basis.

VI. TIMETABLE FOR IMPLEMENTATION

The Housing Authority of the City of Austin began its FSS program in 1994 and has continuously operated both PH FSS and HCV FSS programs since combining the two programs after the grant was merged into one by HUD. New participants from the HCV Program will be enrolled onto the FSS program on a rolling basis as determined by availability on FSS Coordinators' caseloads per this FSS Action Plan.

VII. OUTREACH EFFORTS

HACA will conduct ongoing outreach to HCV households by way of newsletter, flyers, and brochures describing the FSS Program and announcing various FSS events. FSS team will train

Housing Choice Voucher Program's Housing Eligibility Specialists about the program so that they may identify potential candidates for the program and distribute FSS brochures to residents at annual re-examinations and initial orientations. When vouchers are distributed to any Section 8(o) families including, FUP-Y/FYI, VASH, EHV, Mainstream, and PBV participants, information will be given to the family about the FSS Program as well as marketing materials such as promotional videos. In addition, when the FSS Waitlist is open, FSS Coordinators will notify HCV and Special Programs staff so that they may notify their residents of the opportunity, and directly notify FUP-Y and FYI participants. FSS Coordinators will conduct outreach by mail periodically based on need for participants. This outreach will be comprised of informational letters and emails (when available) sent to each HCV participant by income increments starting with zero income up to the highest income level.

HACA will also conduct FSS promotional activities including workshops/webinars, resident empowerment events, and other such activities that will be advertised on social media, in the Central Office lobby, and on the PHA website. FSS staff will also take any opportunity to discuss the program with HCV participants during service events, phone calls, or emails.

In order to develop the resources and support necessary for FSS participants to achieve their goals, outreach efforts to service providers will be ongoing. The FSS Program Coordinating Committee (PCC) will also assist with outreach efforts to local area service providers.

Outreach efforts will be targeted equally to all families, using materials in English and other commonly spoken languages to ensure that non-English and limited English-speaking families receive information and have the opportunity to participate in the FSS Program. In conducting outreach, HACA will account for the needs of persons with disabilities, including persons with impaired vision, hearing, or mobility, and provide effective communications to ensure that all eligible who wish to participate can do so. Outreach will be made to all HACA families without regard to race, color, religion, sexual identity, sexual orientation, handicap, familial status, age, or national origin.

VIII. SELECTION PROCEDURES

A. Reasonable Accommodations

A person with disabilities may request reasonable accommodations to facilitate participation in the FSS program.

Requests should be made verbally or in writing to the FSS Coordinator or FSS Program Manager. Requests will be considered on a case-by-case basis. FSS staff will respond to requests in accordance with the agency's reasonable accommodations policy.

HACA will make reasonable accommodations to those persons with disabilities who require such accommodation as long as suitable employment within abilities can be met.

B. Non-discrimination

It is the policy of HACA to comply with all Federal, State, and local nondiscrimination laws and regulations, including but not limited to the Fair Housing Act, the Americans with

Disabilities Act, and Section 504 of the Rehabilitation Act of 1973. No person shall be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under the FSS program on the grounds of race, color, sex, religion, national or ethnic origin, family status, source of income, disability or perceived gender identity and sexual orientation. In addition, HACA's FSS staff will, upon request, provide reasonable accommodation to persons with disabilities to ensure they are able to take advantage of the services provided by the FSS program (see Requests for Reasonable Accommodations).

All written FSS program communications with the HCV population are in English and Spanish and the HACA website that included information on the program also translates to both languages. Interpreters are made available to accommodate language needs. The HACA Central Office lobby is open throughout the week to serve any requests for accommodation as well.

Applicants will be notified in writing of the reason(s) they were not selected for participation and will have the opportunity to appeal the decision (see Hearing Procedures). HACA will select families for participation in the FSS program in accordance with FSS Regulations and HUD guidelines.

C. Application Procedures

1. Waiting List

Recognizing that the level of interest in FSS participation may occasionally exceed the capacity of HACA, a waiting list of interested families may be deemed necessary. This list will be maintained as a pool of possible participants and managed by HACA's FSS Coordinators with administrative oversight provided by the FSS Program Manager.

The waiting list will be opened at least annually as described under section V.C. for HCV participants. In order to be placed on the waiting list, interested HACA families that are leased with their voucher must complete an electronic or paper FSS Interest Form. The paper form can be acquired from the Central Office Lobby, by mail, or email. The electronic form may also be posted on the HACA website when the FSS waiting list is open. Upon completion and submission of the FSS Interest Form, the Housing Authority resident will be placed on the waiting list (if a waiting list exists) in order of date the FSS Interest Form was submitted, and allowed entry into the FSS Program as space allows on FSS Coordinator caseloads.

If there is a waiting list, Housing Authority residents who have ported into HACA from another jurisdiction and were actively participating in the FSS program at the original Housing Authority will receive a preference on the waiting list. FSS staff will conduct direct outreach to families porting in via email and/or mail when they are identified by HCV reports or portability staff. Outreach will contain an invitation to enter the waiting list with preference once leased in an assisted unit in HACA's jurisdiction.

FUP-Y or FYI voucher holders participating in FSHO that enables them to extend their

voucher to 5 years may also receive an equal preference on the waiting list as porting families. FSS staff will directly outreach to FUP youth and FYI participants by mail and/or email to invite them to enter the waiting list with preference when the list is open.

Since porting families and FUP-Y or FYI voucher holders have the same level of preference, they will be drawn from the waitlist according to the date and time of the FSS Interest Form submission. Fifty percent of the available FSS slots will be reserved for families with a preference on the waiting list.

2. Application

As openings on the FSS Program caseloads become available, individuals on the waiting list will be contacted via mail and email by preference and then by order of date and time listed, and provided a program application form. The resident will have fourteen (14) calendar days to complete and return the FSS Application Form. If the resident fails to return the FSS Application Form, they will be removed from the list and no longer considered for enrollment. Delisted residents will have the option to re-apply to the waitlist at the next waitlist opening. There is no limit to successive applications if the resident chooses to re-apply. Successful completion and timely submission of the FSS Application Form shall serve as a level of motivational screening for HACA's FSS program. Residents with disabilities or limited English proficiency (LEP) may request support completing the form.

Eligible applicants will be contacted by an assigned FSS staff within 2 weeks of their application date for a scheduled group or one-on-one virtual, phone, or in-person orientation.. At the conclusion of the orientation, the applicant may make a decision to execute a contract of participation and ITSP at that time but no later than 7 business days after the orientation. The applicant also has the option to decline participation. If the applicant fails to attend the scheduled orientation, an opportunity will be made available for a rescheduled orientation appointment within two weeks.

If the applicant fails to attend the rescheduled appointment (2nd attempt) and has failed to contact the assigned HACA FSS staff within ten business days, (i.e. applicant is counted as "no call, no show"). HACA will interpret the no call, no show to mean the applicant has withdrawn their interest in the program, and the applicant will automatically be withdrawn from consideration. If the resident chooses to re-apply to the waitlist at a later time, the procedures defined above in (C.1.) shall be followed.

In the event the applicant is unable to attend the scheduled orientation and initiates the request for a rescheduled appointment, a rescheduled appointment will be made within two weeks. If the applicant initiates a request for a 2nd rescheduled appointment they will be rescheduled. If the applicant fails to attend the orientation two (2) times, they will be not be eligible to reapply to HACA's FSS program or open waitlist before a six (6) month waiting period. The completion of the orientation session serves as the second motivational screening for level of interest. If at the time of the 2nd rescheduled appointment, the applicant requires more than 30 additional days for intake appointment, they will be placed back on the waitlist.

Each family will be given two opportunities to attend the orientation session and may request accommodation if unable to attend a scheduled orientation session. Accommodations will be offered on a case-by-case basis, depending on the needs of the applicant. Accommodations may include translation services, an alternative location, a virtual orientation session, or an environment that accommodates childcare.

IX. PORTABILITY PROVISIONS

HCV families may relocate as a feature of the program and FSS families may end their participation in FSS or transfer their FSS contract to the receiving PHA.

A. Families Porting out of HACA's Jurisdiction:

1. Although HACA is not required to allow FSS participants to exercise portability during the first 12 months from the CoP start date, HACA may allow for portability within this period to the extent feasible.
2. If continued FSS participation is not possible with the receiving PHA, the FSS Coordinator will discuss the options available to the family, which may include modification of the FSS contract, termination of the FSS contract and forfeiture of escrow, or termination with FSS escrow disbursement, or locating an alternative PHA that can enroll the family into its FSS program. The FSS family cannot continue participation in the program with a PHA that does not administer an FSS program. Every effort will be made by the HACA FSS Program to avoid termination and forfeiture of the escrow account funds.
3. If a HACA FSS Participant chooses to move to another jurisdiction and their voucher is being absorbed, the family must provide a signed and revised FSS CoP in order for the transfer of FSS funds to the receiving PHA to occur. If the signed CoP is not received within 90 days of HACA's receipt of notification that the household has leased up in that jurisdiction, then the family's participation in HACA's FSS Program will be terminated and any escrow monies will be forfeited.
4. There will be only one escrow account that will be managed by the PHA that is handling the voucher payments. For example, if an FSS family moves from HACA and the receiving PHA is billing HACA, then the escrow account will be maintained by HACA.

B. Families Porting into HACA's Jurisdiction:

1. All FSS families in good standing that move into HACA's jurisdiction will be served by the program unless:
 - a. There is no capacity on the program to serve the family because the maximum number of families are already being served.
 - b. The initial PHA and HACA agree that the family can continue to participate in the initial PHA's FSS program after the move to the new jurisdiction by fulfilling its responsibilities the CoP in HACA's jurisdiction.

2. FSS families porting into HACA's jurisdiction will receive a preference on the FSS program waiting list. The family that is porting into HACA's FSS Program must sign the contract of participation within 90 days of lease-up with HACA. The end date of the CoP will remain the same, but the start date will be the first of the following month after the family signs the new CoP. If the port-in family does not sign HACA's CoP within 90 days, then the initial PHA may terminate their CoP and forfeit the family's escrow.

X. METHOD FOR IDENTIFICATION OF FAMILY SUPPORT NEEDS

The success of participants' outcomes and general success of the Family Self-Sufficiency Program will depend greatly on how effectively the needs of the participant family are addressed and how committed the FSS participant is to becoming self-sufficient. HACA's FSS team will assess the needs of each FSS family beginning at intake and on an ongoing basis, using case-by-case evaluation and self-reporting, in addition to any tools pursuant to delivering effective case management.

The head of FSS family is an adult member of the household determined by the family. The head of FSS family may or may not be the head of household for purposes of determining income eligibility and rent. All adult members of the household will sign a designation form prior to the signing of the CoP to agree upon the determination of the head of FSS family. The head of FSS family is under the obligations of the CoP and ITSP. The head of FSS family may be changed at any point in the CoP term by completion of a new designation form signed by all adults in the family at that time.

A. Individual Training and Service Plan (ITSP)

A member of HACA's FSS team and the head of FSS family will collaboratively develop an Individual Training and Service Plan (ITSP), which establishes the family's specific interim and final goals.

1. Needs Assessment

The ITSP is developed with the family from the initial needs assessment in which the FSS Coordinator works with the participant to gather information on their history and needs around education, employment, finances, life skills, transportation, and legal areas. This needs assessment was developed by the PHA to capture all areas that families may need support to address, while using a strengths-based approach to identify the supports and skills the participant is already utilizing.

2. Goal Development

The goals set out in the ITSP must lead to economic self-sufficiency. The role of the FSS staff in the creation of the ITSP is to collaborate with the family to ensure such goals are likely to lead to self-sufficiency and employment, and that the resources are identified and available to enable families to succeed. ITSP goals are prioritized by urgency as determined by the participant and FSS Coordinator. A holistic approach

to the needs of the participant will be utilized. Health and safety concerns will be given priority so that additional goals can be accomplished after more urgent needs are addressed.

a. Required Final Goals

One final goal for each family currently receiving TANF must be that the family must become independent of welfare assistance, as defined in 24 CFR §984.103, by the expiration of the term of the FSS CoP.

A required final goal for every FSS head of family is obtaining suitable employment, which is defined on a case-by-case basis through agreement between the participant and the PHA or owner. Consideration is taken of the impact of an increase in income on benefits such as SSDI, Medicare, Medicaid, etc, that may be in the best interest of the participant to retain rather than increase income beyond eligibility limits.

b. Modification of ITSP

The ITSP is not a static document but must demonstrate measurable progress towards milestones and will be reviewed at least annually to ensure relevance of interim goals to the final goal of self-sufficiency. The resources needed to meet goals must be accessible and available to the family. The ITSP may be modified up to the last day of the FSS contract to improve the participant's ability to complete their obligations in the CoP or progress toward economic self-sufficiency. All modifications must be in writing and signed by HACA staff and the FSS participant. Any adult family member may choose to create an ITSP with the FSS Coordinator and receive the support of the program for goal completion.

3. Transitional supportive service assistance

Assistance and referrals will not be available to families who have completed their CoP contracts, as time spent on these referrals will not be covered by funds designated by HUD to support the FSS program.

B. Family Responsibilities

In order to track participant progress towards meeting their interim goals and to provide follow-up supportive services, the FSS participant must:

- 1) Attend all scheduled appointments and FSS meetings with frequency determined by FSS Coordinator and agreed upon by FSS participant;
- 2) Seek and maintain suitable employment after completion of any job-training program listed on the ITSP;
- 3) Complete the activities within the specified completion date as documented in the ITSP;

- 4) Provide HACA with updated information about the family's participation in services related to the goals listed, and the FSS Program in order to evaluate HACA's partnerships with community organizations, private business entities, and governmental agencies. This could include information regarding employment, job interviews, training, educational attendance and other FSS services and activities;
- 5) Comply with the terms of the Housing Lease Agreement;
- 6) Fulfill the family obligation requirements under the Project Based Rental Assistance Program and Housing Choice Voucher Rental Programs. This includes reporting changes in residency, family composition, or income to HACA; and
- 7) Become free of welfare assistance and remain welfare-free at the expiration date of the FSS CoP.

C. HACA Responsibilities

In order to monitor the progress of each participant, HACA's FSS team will do the following:

Contact FSS participant regularly based on assessed need (monthly to semi-annually) to determine progress made toward defined goals via progress reviews by phone, in-person, or virtual meetings, in addition to contacts made by email, phone, and/or group meetings. Coordinator will offer more frequent meetings with participants that are in need of increased assistance to progress with their goals.

- 1) Work with PBRA Managers or Housing Choice Voucher Program Eligibility Specialists to determine changes in residency, family composition, or income and obtain referrals for new FSS participants (from HCV only);
- 2) Maintain a contact record documenting tasks and accomplishments made towards achieving goals for all FSS participants;
- 3) Conduct regularly scheduled orientations for interested potential new participants;
- 4) Provide referrals and supportive services (as defined in Section XI.A) available to FSS families; and
- 5) Provide annual updates to the FSS Program Coordinating Committee (PCC) and to HACA's Board of Commissioners on successes of the FSS program and the participants.

XI. INCENTIVES TO ENCOURAGE PARTICIPATION

A. Supportive Services

In order to support FSS participants in achieving their goals, the HACA FSS team will coordinate the following services or will provide referrals to partnering agencies:

Supportive Service Category	Specific Service	Source/Partner
Assessment	Vocational Assessment & Disability Assessment	Capital Area Workforce Solutions, Texas Workforce Solutions Vocational Rehabilitation Services

Childcare	Infant/Preschool Care & Afterschool Care	Workforce Solutions Capital Area Childcare Services; Austin Pathways
Transportation	<ul style="list-style-type: none"> ▪ Bus Passes ▪ Car Repair and Car Purchase 	<ul style="list-style-type: none"> ▪ Capital Metro Discounted Bus Pass Program ▪ Austin Pathways
Education	<ul style="list-style-type: none"> ▪ High School Diploma/GED ▪ ESL ▪ Post-Secondary Certificates ▪ Advanced Degrees 	<ul style="list-style-type: none"> ▪ Goodwill Excel Center, Austin Community College (ACC) ▪ Casa Marianella, ACC, The Literacy Coalition of Central Texas ▪ Skillpoint Alliance, Austin Pathways ▪ ACC, Capital IDEA, PelotonU, Austin Pathways
Skills Training	<ul style="list-style-type: none"> ▪ Basic Skills Training ▪ Technology and Healthcare Training ▪ Apprenticeships ▪ Skilled Labor Training 	<ul style="list-style-type: none"> ▪ The Literacy Coalition of Central Texas, Lifeworks, el Buen Samaritano, Manos de Cristo, Austin FreeNet ▪ Capital Area Workforce Solutions, Capital IDEA, ▪ Skillpoint Alliance ▪ ACC including available partnerships with area corporations
Job Readiness	<ul style="list-style-type: none"> ▪ Resume preparation, interviewing skills, job placement ▪ Work clothes and equipment 	<ul style="list-style-type: none"> ▪ Goodwill Central Texas, Austin Area Urban League, African American Youth Harvest Foundation ▪ Dress for Success, Austin Pathways
Small Business Development	Small Business Coaching & Entrepreneurial Training	Economic Growth Business Incubator, BiG Austin, SCORE, Foundation Communities
Health/Mental Health Care	<ul style="list-style-type: none"> ▪ Dental Services ▪ Mental Health Services ▪ Health Insurance Counseling 	<ul style="list-style-type: none"> ▪ Manos de Cristo ▪ Lifeworks, Capital Area Counseling, Integral Care ▪ Foundation Communities
Homeownership Preparation	<ul style="list-style-type: none"> ▪ Homeownership Education & Housing Counseling ▪ Downpayment Assistance 	<ul style="list-style-type: none"> ▪ Frameworks CDC, Habitat for Humanity ▪ City of Austin Housing & Planning Department, Texas Department of Housing and Community Affairs Texas Homebuyer Program

Financial Education	Financial coaching and courses Credit Counseling	Foundation Communities, Frost Bank
Legal Services	Legal Services	Texas RioGrande Legal Aid, Lawyer Referral Service of Central Texas, University of Texas Pro Bono Program

In order to assist the FSS families with completing the goals set forth in the FSS Contract of Participation, HACA will provide ongoing support, follow-up, tracking, counseling, referrals and other supportive services to the families.

B. Formed Partnerships with Public and Private Entities

HACA has formed partnerships with public and private entities to provide opportunities that enable and empower FSS families to become self-sufficient. The public and private entities will provide supportive services for the FSS program, including the resources listed above. In addition to these partnerships, HACA's non-profit subsidiary, Austin Pathways, provides limited supportive services to FSS families subject to available funding. Supportive services may include but are not limited to: bus passes; gas cards; certification programs; testing for licensing and certification; work and school uniforms/equipment; and transitional childcare. This supplementary support is based on the evaluated need of FSS participants and the impact on the family's successful completion of their program goals. Support is limited and provided as available at the approval of HACA executive staff. HACA staff will work to continually expand the range of services available through partnerships. If a family presents a need for financial assistance, funds will be utilized in the following order dependent on availability: Supportive Services funds, forfeited escrow funds, and escrow account funds.

C. Escrow Account

Families participating in the FSS Program may, if eligible, accumulate money in an escrow account when their earned income increases. The baseline income is set from the most recent certification at the time of contract execution. Each time eligible families' earned income increases, this will typically result in a rent increase. A portion of the increased rent amount is deposited into an escrow account. The end date of the Contract of Participation is set at 5 years after the first recertification after the contract start date per the FSS Final Rule. This allows for 5 potential years of escrow savings.

The amount credited to the escrow account will be calculated using the formula required by federal regulations, as defined in 24 CFR §984.305. The escrow calculation is based on increases in the rent actually paid by the FSS family. The escrow credit is no longer reduced for families that are above the very-low income limit. For Mod Rehab and PBRA families, escrow is calculated as the difference between the baseline monthly rent and the current gross rent. The property management company or those completing PBRA certifications

must communicate and cooperate with the FSS Program for the purposes of escrow calculation and program participation.

1. Deposits

HACA will deposit the FSS account funds for each eligible family into one main escrow account, and maintain a separate General Ledger Account in the Housing Authority of the City of Austin books. The FSS General Ledger Account will consist of subsidiary ledgers for each individual eligible FSS participant including, but not limited to, name of participant, date participant entered the program, individual escrow transactions by date and amount, interest earned on individual balances and date that the account is terminated or disbursed. The main escrow account will be invested in HUD-approved investments.

Interest earned on the main escrow account will be earned on a monthly basis and allocated to each individual account. During the time of the Contract of Participation, HACA shall credit periodically, at least annually, to each family's FSS account, the amount of FSS credit determined in accordance with 24 CFR §984.305 and H-2016-08 for Multifamily FSS (PBRA).

2. Disbursements

a. Final Disbursements

The final disbursement of FSS account funds is made to the head of FSS family when the following conditions have been met:

The FSS family has fulfilled all of its obligations under the Contract of Participation on or before the expiration of the contract term, including any extension thereof. 2) The FSS head of family certifies that no member of the FSS family is a recipient of federal or state welfare assistance, as defined in 24 CFR §984.103 and H-2016-08. The FSS Coordinator will verify this information by obtaining documentation and contacting welfare agencies.

The FSS head of family has completed all goals on ITSP and obtained suitable employment as determined by FSS Coordinator on a case-by-case basis in consultation with the family. Goal completion is verified by documentation from 3rd party sources when possible. Tenant provided documentation is accepted when this option is not available.

HACA will pay the head of FSS family the amount in the family's escrow account less any outstanding balances owed to HACA.

b. Interim Disbursements

HACA may permit the family to make partial withdrawals from the FSS escrow account before completion of the contract if the family has completed at least one goal

set forth in the ITSP and the funds are needed to complete the CoP. Requests for interim disbursements must be made in writing by the head of the FSS family and follow the proper HACA Standard Operating Procedures, which is subject to approval.

Examples of potentially eligible requests include, but are not limited to, payments for post-secondary education, job training, credit repair, small business start-up costs, and transportation needs for education or employment.

The request shall be no more than ½ of the amount in the FSS escrow account, unless authorized by the Vice President of Assisted Housing. Partial disbursement of escrow funds will be allowed up to two times per calendar year and must be limited to goal specific requests, provided that the total of the requests is equal to or less than 50% of the escrow balance at the time of the first request.

The FSS Program Manager will review all requests for interim disbursements and will submit approved requests to the Vice President of Assisted Housing, the CFO, and the CEO or COO for final approval. Early disbursements of escrow funds are at the sole discretion of HACA.

c. Disbursement with Termination of CoP

Escrow funds will be disbursed when CoP is terminated under the following conditions:

1. Services that HACA and the FSS family have agreed are integral to the FSS family's advancement towards self-sufficiency are unavailable; or
2. The head of the FSS family becomes permanently disabled and unable to work during the period of the contract, unless HACA and the FSS family determine that it is possible to modify the contract to designate a new head of the FSS family; or
3. An FSS family in good standing moves outside the jurisdiction of the PHA under portability for good cause, as determined by the PHA, and continuation of the CoP after the move, or completion of the CoP prior to the move, is not possible.

3. Forfeited Escrow Funds

FSS escrow account funds forfeited by the FSS family must be used by the PHA or owner for the benefit of the FSS participants and/or household. Specifically, such funds may be used for the following eligible activities:

- a) Support for FSS participants in good standing, including, but not limited to, transportation, childcare, training, testing fees, employment preparation costs, and other costs related to achieving obligations outlined in the CoP;
- b) Training for FSS Program Coordinator(s); or
- c) Other eligible activities as determined by the Secretary.

Such funds may not be used for salary and fringe benefits of FSS Program Coordinators; general administrative costs of the FSS program, for housing assistance payments (HAP) expenses or public housing operating funds; or any other activity determined ineligible by the Secretary.

Forfeited escrow fund requests may be made throughout the term of the CoP. Requests must be made in writing by the head of FSS family or other family members as needed. The determination of whether the family qualifies for the requested disbursement will be made on a case-by-case basis by the FSS Manager and Executive staff of HACA. Forfeited escrow fund requests will be reviewed by the FSS Program Manager and submitted for the approval of the Vice President of Assisted Housing, the CFO, and the CEO or COO.

Requests for FSS coordinator training will be approved by the Vice President of Assisted Housing CEO or COO pending availability of funds.

Payments will be made directly to the vendor when possible.

4. Earned Income Disallowance and other Incentives

Earned Income Disallowance (EID): EID was established by QHWRA to encourage residents to become self-sufficient by rewarding residents who go to work or have increased earnings. Residents who meet EID, as defined in 24 CFR §960.255, will have their full earned income, even if excluded under EID, included in the baseline of the CoP.

To this end, FSS Participants eligible for EID will not earn escrow until the rent paid exceeds their baseline. FSS participants that were enrolled in FSS prior to the implementation of the FSS Final Rule effective 6/16/2022 will not have their baselines reset if and when they convert to the new CoP and regulations under the Final Rule.

Other incentives: Gift certificates, awards, ribbons, plaques, banquets, etc., may be offered to motivate, reward and recognize participants as they progress through interim goals and achieve successful CoP completion. There may be times when no other incentive is available other than escrow accounts. HACA is in no way obligated to provide monetary or non-monetary incentives other than the escrow account.

XII. CORRECTIVE ACTION: FAILURE TO MEET FAMILY RESPONSIBILITIES

FSS participants may be subject to corrective action should the FSS head of family fail to fulfill the Family's Responsibilities as defined in Section XI, Paragraph B. Corrective Action may include being placed on probation for a period of ninety (90) calendar days. During the 90 days there will be an addition of conditional and mandatory activities added as an amendment to the ITSP as determined and agreed upon by the family. These activities will address persistent obstacles to meeting benchmarks outlined in the ITSP, and to help the participant identify and enact strategies to move forward with renewed momentum. Should the FSS Participant violate

the terms of the FSS Probationary Agreement, the FSS contract will be terminated as outlined in Section XIII. FSS Coordinator will attempt to reach the participant via phone, text, and/or email prior to contract termination due to non-compliance with family obligations to request required activity, meeting, or correspondence. The FSS Coordinator will provide a 14 day written warning of termination to the FSS participant and if no response is received, then the participant will be processed for termination.

XIII. CONTRACT TERMINATION AND WITHHOLDING OF SUPPORTIVE SERVICES

A. FSS Contract Termination

The FSS Contract of Participation may be terminated before the expiration of the contract term, and any extension thereof, for the following reasons:

- 1) The Contract of Participation is automatically terminated if the family's Project Based Rental Assistance or Housing Choice Voucher Program assistance is terminated in accordance with HUD requirements;
- 2) If the family violates family housing obligations. A participant family's housing obligations are described in the Certificate of Family Participation/Lease Agreement and the Family Obligation under the Housing Choice Voucher Contract.
- 3) If the family breaches the FSS contract. The family's obligations for the FSS program are described in FSS Contract of Participation, HUD-52650. The following are considered participant breaches of the CoP:
 - a. Failure to provide communication to coordinator regarding progress on ITSP goals via meeting attendance, phone calls, and/or emails after written notification of non-compliance
 - b. Failure to actively pursue activities and/or goals on the ITSP, including employment activities
 - c. Failure to complete ITSP activities and/or goals within the specified time frames
 - d. An "act inconsistent with the purposes of FSS" may be defined as threatening, fraudulent, or overtly hostile behavior that prevents the successful functioning of the service coordination relationship. A written warning will be given if such an act occurs and if there is any additional occurrences, then the participant may be terminated from the program at the discretion of the PHA.
- 4) If the head of FSS family fails to become independent from welfare assistance;
- 5) If the head of FSS family fails to meet the employment obligations of the contract;
- 6) The FSS participant and HACA sign a written agreement mutually agreeing to terminate the contract;
- 7) HACA determines that the family has not fulfilled its responsibilities under the FSS Contract of Participation and that there is not good cause for the family's failure to fulfill such responsibilities;
- 8) The family moves outside of HACA's jurisdiction under Housing Choice Voucher Program portability procedures and enters the FSS Program of another housing authority;
- 9) HACA determines that the resources and services necessary to complete the contract

- are not available;
- 10) Any related new HUD mandate resulting in changes to the contract of participation and/or the related CFR,
 - 11) Operation of law.

The FSS coordinator will mail and email (when available) the termination notice to the participant. The notice will include the following: the effective date of the termination, reason for termination, a statement informing the family of their right to request an informal hearing and the deadline for the request, a statement informing the family that termination from the FSS program does not impact their housing assistance, and the amount of escrow being forfeited with termination.

B. Re-enrollment of Terminated Participants

If for any reason HACA terminates the FSS Contract of Participation, the FSS participant will not be allowed to participate in any FSS programs administered by HACA for one year.

If a participant is terminated with escrow disbursement, they may not re-enroll in HACA's FSS program.

HACA may use discretion in determining eligibility for return to the program with reference to the reason for original termination. For example, in cases of fraudulent or threatening behavior by a previous participant, repeat participation may be declined.

The above provisions do not apply to family members who were not heads of FSS family during previous enrollment. Family members who were not heads of FSS family previously will be treated as new applicants to the program.

XIV. APPEAL PROCEDURES

Housing Authority residents may file a grievance for any decision involving termination from the FSS Program, denial of FSS participation, escrow funds forfeited, and withdrawal of the FSS application. The Housing Authority of the City of Austin's informal hearing procedures shall apply as established in Project Based Rental Assistance and Housing Choice Voucher Program Administrative Plans. The written request for an informal hearing must be made within 15 business days of the date of the FSS termination letter. The appeal procedures for FSS can be obtained through the FSS Program Manager or the Informal Hearing Officer.

The persons included in the informal hearing will be the head of FSS family, the FSS Coordinator and/or FSS Program Manager, and the HACA staff serving as the Informal Hearing Officer.

The appeal hearing notification with the date, time, and location of the hearing will be sent by mail and/or email within 30 days of the family's request. Appeal hearings may be conducted virtually or in person at HACA's offices. The family may request to reschedule a hearing for good cause, or if it is needed as reasonable accommodation for a person with disabilities. Good

cause is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family. Requests to reschedule a hearing must be made verbally or in writing within forty-eight hours prior to the hearing date. If the participant fails to appear and was unable to reschedule the hearing in advance, the tenant must contact HACA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The Hearing Officer will reschedule the hearing only if the participant can show good cause for the failure to appear or if needed as a reasonable accommodation for a person with disabilities.

At their own expense, the family may be represented by a lawyer or other representative at the informal hearing.

The hearing officer will issue a written decision to the family within 10 business days after the hearing. Informal hearing decisions for FSS program actions are final.

No appeal will be granted for voluntary withdrawal.

XV. HUD FSS CONTRACT TERM, EXTENSION, MODIFICATION AND ADDITIONAL TERMS

A. Contract Term

The Contract of Participation shall provide that each FSS family is required to fulfill those obligations to which the participating family has committed itself by the contract end date, unless the FSS participant is terminated prior to the end of the contract pursuant to the provisions of this agreement. Contract end date is set as 5 years from the first recertification after the CoP start date.

B. Extension

HACA may, in writing, extend the term of the Contract of Participation for a period not to exceed two years when good cause exists for granting the extension. A family must supply a written request for an extension that includes a description of the need for the extension prior to the expiration date of the FSS Contract of Participation. HACA retains the sole discretion to grant or deny an extension request. Requests for extension may be granted for the following reasons:

1. Circumstances beyond the control of the FSS family that impede the family's ability to complete the CoP obligations, as determined by HACA, such as a serious illness or involuntary loss of employment.
2. Active pursuit of a current or additional goal that will result in the furtherance of self-sufficiency during the period of the extension (e.g., completion of a college degree during which the participant is unemployed or under-employed, credit repair towards being homeownership ready, etc.) as determined by HACA;
3. Any other circumstance that HACA determines warrants an extension, as long as HACA is consistent in its determination as to which circumstances warrant an extension.

C. Modification

HACA and the FSS family may mutually agree to modify the Contract of Participation. The Contract of Participation may be modified in writing with respect to the Individual Training and Services Plans, the contract term in accordance with paragraph 2 of this section, and designation of the head of the FSS family. Modifications to the Individual Training and Service Plan may be made up to the expiration date of the FSS Contract of Participation.

D. Additional Terms

A participant may only graduate one time from HACA's FSS program. The only exception to this guideline is a family that meets the qualification to graduate and there is no escrow disbursement. If this is the case and the resident becomes income eligible again for the program after a one-year waiting period, the family may re-enroll into the FSS program.

Family members who were not heads of FSS family previously may re-enroll in HACA's FSS program.

XVI. ASSURANCE OF NON-INTERFERENCE – PROJECT BASED RENTAL ASSISTANCE AND HOUSING CHOICE VOUCHER PROGRAM

Families choosing not to participate in the FSS program will not have their continued occupancy affected nor have their right to admission into HACA's assistance programs encumbered in any way. The family's housing assistance will not be terminated based on whether they decide to participate in FSS, their successful completion of the CoP, or on their failure to comply with FSS program requirements.

XVII. COORDINATION WITH LOCAL SERVICES

In developing and revising this FSS Action Plan, and the attendant services and activities, HACA has coordinated with local employment training programs, including the CHOICES program and local Workforce Investment Opportunity Act (WIOA) programs. HACA continues to coordinate with other relevant employment, childcare, transportation, training and education programs in the Austin/Travis County areas. Service coordination is critical to participant and program success and will continue in the implementation of the FSS programs at HACA. A certification attesting to such is included as Section XX.

XVIII. PROGRAM COORDINATING COMMITTEE (PCC)

The Housing Authority of the City of Austin partners with various entities that serve as a referral network for our residents; some as paid contractors for services and others as unpaid contractors informally with or without MOU. These collaborations also serve to provide feedback to the FSS team on methods to enhance the FSS program. The Program Coordinating Committee (PCC) members will consist of a selection from among the following agencies:

- AUSTIN COMMUNITY COLLEGE – GED and ESL classes; postsecondary education
- AUSTIN ENERGY – Utility Assistance for FSS participants in addition to other self-sufficiency program members and the elderly/disabled residents of HACA
- AUSTIN AREA URBAN LEAGUE – assessment, work readiness training, certificate training and job placement.
- CAPITAL AREA WORKFORCE DEVELOPMENT BOARD/Workforce Solutions– job readiness training, job training; job placement; supportive services, sharing information on TANF program rules, services and benefits that support FSS families’ work efforts, encourage TANF recipients who are served by the HA to enroll in FSS
- CITY OF AUSTIN HOUSING & PLANNING DEPARTMENT –down payment assistance program; affordable housing program
- GOODWILL INDUSTRIES – job placement services; interviewing skills; resume writing, financial literacy and life skills training
- AREA CHURCHES – food pantry; emergency assistance, youth programming, workforce development opportunities targeting women
- Any Baby Can – parenting and life skills, workforce development
- Lifeworks – Parenting and life skills, workforce development
- Literacy Coalition of Central Texas – workplace competency training and GED preparation
- Skillpoint Alliance - Job readiness/workplace competency, career assessment and counseling, job training, job placement, computer literacy
- Foundation Communities –financial management education, college planning, free tax preparation, and health insurance enrollment
- Frost Bank – financial literacy and asset building; Other service provided as determined

Members may be removed from or added to the PCC at the sole discretion of HACA. The PCC must include at least one resident participant - from each HUD-assisted program (HCV, PBRA), as well as a minimum of one FSS Coordinator. Remaining PBRA residents will be included and served by HACA’s PCC. The PCC will meet on a quarterly basis in a virtual or in-person setting.

XIX. FSS COORDINATOR FUNDING

FSS Coordinators will be funded through the FSS NOFA to serve HCV and PBRA residents that were already enrolled in FSS prior to conversion through RAD. The Housing Authority will maintain enrollment of HCV residents in the FSS Program to retain eligibility to apply for FSS Coordinator funding under the FSS NOFA to serve eligible residents.

XX. CERTIFICATION OF COORDINATION

The Housing Authority of the City of Austin’s Family Self-Sufficiency Program has been developed to avoid duplication of services and activities. The FSS program utilizes existing

networks of services in the Austin area in order to avoid such duplication. Additionally, the FSS program has been developed, and continues to be implemented in collaboration with programs under title I of the Workforce Innovation and Opportunity Act 29 U.S.C. 3111 et seq. and with other employment, childcare, transportation, training, education, and financial empowerment programs in the Austin area. HACA will continue to coordinate with relevant agencies and organizations throughout the implementation of the FSS program in order to promote the maximum benefit to participants while avoiding any duplication of services.

Signed: 
Michael Gerber, President and CEO

Date: 8/15/22

Housing Authority of the City of Austin

DRAFT updates to the 2020-2024 PUBLIC HOUSING AUTHORITY FIVE-YEAR PLAN



A 45-Day Public Comment Period for the draft 2023 PHA Annual Plan and updates to the 2020-2024 Five-year Plan will commence on Friday, October 21, 2022 and conclude on Monday, December 5, 2022. A Public Hearing will be held on November 10, 2022 at NOON to receive public input for the draft 2023 Annual Plan and updates to the 2020-2024 Five Year Plan. The final draft will be presented to the HACA Board of Commissioners for approval at the December 7, 2022 Board of Commissioners meeting.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

2023 A.	PHA Information.																																
A.1	<p>PHA Name: <u>The Housing Authority of the City of Austin</u> PHA Code: <u>TX001</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2023</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2020-2024</u> PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p>A 45-Day Public Comment Period for the draft 2023 PHA Annual Plan and updates to the 2020-2024 Five-year Plan will commence on Friday, October 21, 2022 and conclude on Monday, December 5, 2022. A Public Hearing will be held on November 10, 2022 to receive public input for the draft 2023 Annual Plan and 2020-2024 Five Year Plan updates. The final drafts will be presented to the HACA Board of Commissioners for approval at the December 7, 2022 Board of Commissioners meeting.</p> <p>Copies of the 2023 Annual Plan and updates to the 2020-2024 Five-year Plan are available at 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.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <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		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> 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 style="text-align: center;">In 2022, HACA updated its Strategic Plan. The following are the updated goals and objectives.</p> <p>Goal I: Increase housing choices and opportunities throughout Austin and the Central Texas region.</p> <ul style="list-style-type: none"> • Adopt agency-wide guiding policy/principles for housing expansion • Create a redevelopment strategy/plan for our PBRA portfolio to maximize additional affordable housing units. • Increase use of Down Payment Assistance program and Six Star program to each serve 15 families per year, to include units in high opportunity areas • Implement at least 3 initiative to retain and expand housing opportunities for rental assistance participants • Expand Austin Affordable Housing Corporation (AAHC) portfolio to 10,000 units, with emphasis on higher opportunity areas. <p>Goal II: Expand choices and opportunities for residents to improve their quality of life, achieve self-sufficiency, and reach their full potential.</p> <ul style="list-style-type: none"> • Improve participation in resident service programs. • Consolidate the Austin Pathways and Community Development programs. • Develop and implement a community development service model that can be replicated and scaled. • Develop resident-led safety program to promote resident awareness, education and participation in safety. • Determine best methods to connect with residents in ways they prefer to get information (text/mail) and maximize use of those methods. <p>Goal III: Further efforts to attract, support, develop, and retain a talented and diverse workforce that prioritizes integrity, accountability, and workplace safety.</p> <ul style="list-style-type: none"> • Develop a plan to further strengthen succession planning throughout HACA • Create an annual staff survey to assess HACA’s work environment and identify areas of strengths and areas for improvement. • Enhance staff training opportunities to improve job performance, safety, technological efficiencies, and upward mobility. • Implement a pilot program that offers more flexible work arrangements. <p>Goal IV: Maximize diverse funding sources and operating efficiencies to ensure corporate sustainability.</p> <ul style="list-style-type: none"> • Aggressively pursue external, sustainable funding sources for Austin Pathways to become 50% self-sufficient. • Model financial and sustainability scenarios (acquisitions, partnerships, and future HUD funding trends) for AAHC, SHCC and LIH. • Refine the corporate Financial Policy (debt service coverage, operating reserves, balanced growth and investments). <p>Goal V: Fully transition to a site-based business model to improve organizational effectiveness.</p> <ul style="list-style-type: none"> • Create and implement new Standard Operating Procedures (SOPs) and Supplemental Processing Guidelines (SPGs) that provide staff with guidance to eliminate redundancies and perform currently centralized tasks at the site-based level. • Identify and implement ways to leverage technology, as well as staff knowledge and experience, to streamline processes while increasing job satisfaction. • Align Pathways Asset Management’s staffing and compensation model with industry-standard practices, while ensuring financial sustainability for each asset. <p>Goal VI: Support a culture of innovation and continuous improvement to optimize customer service and organizational efficiency as well as to advance environmental sustainability.</p> <ul style="list-style-type: none"> • Identify and implement three impactful corporate initiatives to achieve operational efficiencies. • Create a customer service assessment program. • Identify and implement best practices to enhance internal and external communication and collaboration. • Explore the option to rebrand the organization, to expand awareness and partnerships. • Implement opportunities to promote energy efficiency and environmental sustainability. <p>Goal VII: Create and implement a plan to advance inclusion, diversity and racial, economic and social equity throughout the organization, our programs and partnerships.</p> <ul style="list-style-type: none"> • Develop a plan to promote diversity throughout HACA. • Expand college and other recruitment efforts to increase minority candidates. • Develop advancement opportunities for staff with diverse backgrounds. • Establish diversity and cultural competency training.

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.
	Goal I: Increase housing choices and opportunities throughout Austin and the Central Texas region.
	<ul style="list-style-type: none"> HACA has redeveloped Chalmers Courts South and East through the Rental Assistance Demonstration Program (RAD). When completed, 80-year old public housing will result in 394 units of modern mixed-income affordable housing, increasing density by an additional 236 units across these properties. HACA is underway in redevelopment plans for Rosewood Courts which will provide new construction of units as well as a cultural center, a community green space, and 12 townhouse-style homes that will be available for sale to low-income, first-time homebuyers through a partnership with Habitat for Humanity. HACA's subsidiary, Austin Affordable Housing Corporation (AAHC) has acquired three new construction projects and six existing properties, totaling over 2,776 new units of affordable housing enhancing our mission to bring affordable housing opportunities to all part of the city. This past year, HACA's Board approved the allocation of 220 project-based housing choice vouchers and 50 VASH project-based vouchers. This reflects HACA's dedication to expanding supportive housing and services to people experiencing homelessness. HACA also received 75 vouchers through the Foster Youth to Independence Program to serve youth aged 18-24 in foster care, currently homeless, or unstably housed.
	Goal II: Expand choices and opportunities for residents to improve their quality of life, achieve self-sufficiency, and reach their full potential.
	<ul style="list-style-type: none"> HACA's Austin Pathways team launched our Bringing Health Home (BHH) Program and expanded the program to 1,197 additional residents at six HACA properties. BHH staff organized 43 vaccination clinics and provided 1,109 doses of COVID-19 vaccines in FY 21-22 to improve the health outcomes of during the pandemic. We continued our "Community Connections" project at North Loop with the Digital Inclusion team to deliver digital devices, internet connections, and virtual healthcare navigation to 100 residents. HACA was awarded \$100,000 through UnitedHealthcare's Community Catalyst Initiative designed to expand and formalize our relationship with CommUnityCare and People's Community Clinic for long-term community impact. Developed partnerships with local food aid organizations to secure 3,400 weekly meals delivered to five HACA senior sites. In 2021, Austin Pathways awarded \$57,500 in scholarships for higher education tuition to 23 HACA residents. HACA's Family Self-Sufficiency (FSS) Program provides residents with service coordination for education, workforce development, and financial life skills. To date, more than 320 residents have graduated from FSS programs. HACA partnered with Austin Community College (ACC) to provide free welding certification training for over 30 residents. HACA's Youth Educational Success program celebrates student achievements in A/B honor roll or perfect attendance with special activities. We also operate a Summer Youth Internship Program to present HACA resident students with opportunities to grow and learn through internship placement during the summer months while school is out.
	Goal III: Further efforts to attract, support, develop, and retain a talented and diverse workforce that prioritizes integrity, accountability, and workplace safety.
	<ul style="list-style-type: none"> HACA offers multiple programs to support our workforce including a generous benefit package, wellness programs, a tuition reimbursement program, employee referral program to aid in recruitment, family scholarships, and a hybrid/telecommuting policy. A Safety Coordinator was hired this year to promote safety for staff and residents. HACA conducted an anonymous employee engagement survey to assess the work environment and identify areas of strengths and areas for improvement, providing an opportunity for staff to help shape agency decisions.
	Goal IV: Maximize diverse funding sources and operating efficiencies to ensure corporate sustainability.
	<ul style="list-style-type: none"> Austin Pathways has been pursuing external funding sources such as fundraising opportunities and gifts-in-kind to assist with the provision of diverse services, supporting opportunities for HACA to serve residents and our community. HACA and its subsidiaries actively seek ways to garner additional opportunities for funding to support an array of services and support for our work in the community.
	Goal V: Fully transition to a site-based business model to improve organizational effectiveness.
	<ul style="list-style-type: none"> HACA created and implemented new Standard Operating Procedures (SOPs) and Supplemental Processing Guidelines (SPGs) that provide staff with guidance to eliminate redundancies and effectively perform tasks at the asset level. All 16 PBRA properties transitioned to site-based operations and now complete their own tenant rent certifications, allowing property staff to be more responsive when resident circumstances change.
	Goal VI: Support a culture of innovation and continuous improvement to optimize customer service and organizational efficiency as well as to advance environmental sustainability.
	<ul style="list-style-type: none"> HACA has undertaken, on an ongoing basis, the assessment of and implementation of additional technology enhancements to promote operating efficiencies within our programs and in our agency support systems. HACA staff are working to identify and implement best practices to enhance internal and external communication and collaboration.
	Goal VII: Create and implement a plan to advance inclusion, diversity and racial, economic and social equity throughout the organization, our programs and partnerships.
	<ul style="list-style-type: none"> HACA formed a Diversity, Equity and Inclusion (DEI) Advisory Group to consider issues, identify new approaches, promote awareness, organize multicultural celebrations and events, and other actions such as working with a DEI consultant to meet our goals. HACA has awarded a consulting contract to assist with the development and implementation of an agency DEI Roadmap and Action Plan.

B.4	<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
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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"> The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion.
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></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>
C.3	<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>
C.4	<p>Required Submission for HUD FO Review.</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>(b) If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>HACA is a non-qualified PHA and has included this section in our Annual PHA Plan.</p> <p>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.</p> <table border="1" data-bbox="215 659 1471 823"> <tr> <td>Fair Housing Goal:</td> </tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="215 848 1471 1022"> <tr> <td>Fair Housing Goal:</td> </tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="215 1050 1471 1224"> <tr> <td>Fair Housing Goal:</td> </tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>
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Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

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

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

- 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))
- 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)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have 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(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, 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.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

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 1.64 hours per year per response or 8.2 hours per response every five years, 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.

October 6, 2022
**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)

Presentations were conducted on the changes to the HCV Administrative Plan that are included in the PHA Annual Plan, required changes to the FSS Action Plan, and the PHA Annual and Five Year Plans with focus on agency goals and progress towards those goals.

During the presentation, participants asked questions to further their understanding of the items discussed. However, no comments on proposed changes were provided.

Participants were advised of the deadline and manner to provide public comment if they chose to do so after the presentation.

C.3 Certification by State or Local Officials

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

I, Rosie Truelove, the Director of Housing and Community Development
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
2023 of the Housing Authority of the City of Austin is consistent with the
PHA Name

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 continues to provide 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; Tenant Based Rental Assistance vouchers, Veteran Affairs
Supportive Housing vouchers, Mainstream vouchers, Continuum of Care vouchers and Family Unification Program
vouchers.

**COA Consolidated Plan Priority: Housing Development Assistance includes NHCD 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 13,100 units in its portfolio to provide affordable housing with an additional 3,134 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

Title:
Director

Signature:



Date:

11/18/2022

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.4 Challenged Elements

No elements of the PHA Plan or 2020-2024 Five Year Plan were challenged.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02782

ASSISTED HOUSING ITEM NO. 5.

MEETING DATE: December 7, 2022

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02782
Veteran Affairs Supportive Housing (VASH) Exception payment standards

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve Resolution No. 02782 which will update the Veteran Affairs Supportive Housing (VASH) program's payment standards.

SUMMARY

Background:

The United States Department of Housing and Redevelopment officials (HUD) allows housing authorities to establish HUD-Veterans Affairs Supportive Housing (VASH) program's exception payment standard up to 120 percent of the published fair market rents.

In 2022, the average lease-up success rate for VASH households was 63 percent with 37 percent of VASH participants struggling to lease an affordable home. An increase in the payment standards to 120 percent of the published fair market rents for the VASH program aims to improve the lease-up success rates and help more veterans move from homelessness into a stable home.

In addition, approving the exception payment standard will streamline processes, as many HUD-VASH households have documented disabilities and often request increased payment standards as a reasonable accommodation to lease a unit. Setting the VASH payment standards at 120% of the published fair market rents will reduce the administrative burden for veterans, Veterans Affairs social workers, and HACA staff to request, review, and approve reasonable accommodation requests.

Process:

The chart below reflects the 2023 fair market rents (FMRs), approved HACA housing choice voucher program payment standards, and the proposed exception payment standards for the VASH program at 120% of the published FMRs.

Proposed Payment Standards Chart

No. of bedrooms	0 br	1 br	2 br	3br	4 br	5 br
VASH pmt standards proposed at 120% of FMRs	\$1,504	\$1,663	\$1,951	\$2,506	\$2,899	\$3,334
HCV pmt standards 110% of FMRs	\$1,378	\$1,525	\$1,789	\$2,297	\$2,658	\$3,056
FMRs FY 2023 FMR	\$1,253	\$1,386	\$1,626	\$2,088	\$2,416	\$2,778

Staff Recommendation:

Staff recommends approving an exception payment standard for the HUD-Veterans Affairs Supportive Housing (VASH) program at 120 percent of the published fair market rents.

The new payment standards, if approved, will go into effect on February 1, 2023, for any new VASH leases/HAP Contracts and annual re-examinations.

RESOLUTION NO. 02782

**APPROVAL OF THE ADOPTION OF THE REVISED EXCEPTION PAYMENT
STANDARDS FOR
THE HUD-VETERAN AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAM**

WHEREAS, The United States Department of Housing and Urban Development (HUD) allows housing authorities to establish a HUD-Veterans Affairs Supportive Housing (VASH) program's exception payment standard of up to 120 percent of the published fair market rents; and

WHEREAS, the Housing Authority of the City of Austin aims to expand housing opportunities for homeless veterans who struggle to lease units in the tight Austin rental market and to improve veterans' ability to move from homelessness into stable housing; and

WHEREAS, the Housing Authority of the City of Austin requests approval to adopt an exception payment standard for the HUD-Veterans Affairs Supportive Housing (VASH) program at 120% of the currently published fair market rents for all bedroom unit sizes.

The proposed payment standards are as follows:

No. of bedrooms	Eff.	1 br	2 br	3br	4 br	5 br
Payment Standards	\$1,504	\$1,663	\$1,951	\$2,506	\$2,899	\$3,334

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Austin's Board of Commissioners adopts exception payment standards for the Veteran Affairs Supportive Housing (VASH) program as outlined above to go into effect on February 1, 2023.

PASSED, APPROVED, and ADOPTED this 7th day of December 2022.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02773

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 6.

MEETING DATE: December 7, 2022

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02773 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 1 (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02773 authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 1 (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

Austin Affordable Housing Corporation is being presented with an opportunity to partner with River City Capital Partners (RCCP), LDG Multifamily and Battery Global Advisors (BGA) on three lots on East Parmer Lane and Yager Lane, located in the Austin ETJ. The first (Parmer Gateway – Lot 1) is a certain 11.47 acre tract of land located at 3901 E Parmer Lane, Austin, Texas 78754. This project will consist of 273 family apartment units. Fifty percent of the units will be affordable to tenants earning less than 80% median family income (MFI) and 50% will be rented to tenants earning at or greater than 80% MFI. The following schools in the Manor ISD will serve this property: Pioneer Crossing Elementary, Decker Middle School and Manor High School. The name will be some form of “Bridge at”.

This partnership with RCCP and LDG will be similar to our partnership on Urban East (located off Riverside Drive and Vargas) which was approved by the board in November 2020 and is under construction currently.

HACA is pleased to be partnering with River City Capital and LDG on this development. Both organizations are strongly committed to broadened affordability and serving the lowest-income persons in our community.

This development will bring much needed affordability to an emerging area of opportunity, where significant investment is being made in employment opportunities, education, and healthcare. By participating in this development, HACA is meeting its agency objectives by providing high-quality, affordable housing in an area of rapid growth for families below the 80% AMI income limits and the many families being served through HACA's Housing Choice Voucher program.

RCCP is an Austin-based developer of innovative residential and commercial urban in-fill projects. Peter Kehle, co-founder is responsible for all aspects of the company's development, financing, construction and acquisition activities. He brings 30 years of experience in these areas. Prior to RCCP, Peter founded Alliance Credit Corporation, a nationwide provider of commercial equipment leasing and accounts receivable factory; Cherokee Construction, a civil construction firm performing private and public works construction in Central Texas; and Kehle Management, Inc., a provider of real estate development services including site selection, market analysis, project design, securing entitlements and financial modeling. Cory Older, co-founder leads investment relations, property acquisition, sales, financial modeling, and accounting. Cory began his career as an Audit Consultant with the big-four accounting firm, Deloitte. After 4 years at Deloitte, he became Controller of Keller Williams Realty International. Cory received the distinct honor of being selected by the Keller Williams Realty executive team to attend the Acton School of Entrepreneurship's MBA program. Upon graduating from this program, Cory returned to Keller Williams Realty International to head up their Commercial Real Estate Division. He later led the Global Property Specialist division and the Young Professionals Division.

Process:

This lot is located in an Opportunity Zone. Real estate investments within Opportunity Zones stand to provide investors with meaningful federal and state tax incentives, as a result of the Tax Cuts and Jobs Act of 2017. This parcel was attractive due to the appetite by equity firms to invest in Opportunity Zones.

The development will use debt financing originated by International Bank of Commerce (IBC) and equity from a combination of RCCP and Battery Global Advisors (BGA) out of Boston, MA. BGA uses a wide variety of private funds to invest in projects in Opportunity Zones. A large number of their investors are family investors. The total development cost is estimated to be \$85,600,000. The equity provided will be an estimated \$36,000,000, which is about 42% of the total cost. The construction loan through IBC will be in an amount not to exceed \$50,000,000. The planned development will consist of 178 one bedroom and one bath units, 86 two bedroom and two bath units, and 9 three bedroom and two bath units.

The project will include a fitness center, pool, co-work area, and sky-lounge. This project will be a Urban style with two 4-story buildings with elevators and surface parking. All units will be marketed to HACA's Housing Choice Voucher residents. This approval will allow AAHC to complete the closing transaction and start construction.

Unit Breakdown:

178	1-bedroom/1-bath units	707-980 sq. ft.
86	2-bedroom/2-bath units	1,069-1,301 sq. ft.
9	3-bedroom/2-bath units	1,460-1,694 sq. ft.

Staff Recommendation:

Staff recommends the Board approve Resolution No. 02773.

RESOLUTION NO. 02773

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to Parmer Gateway Lot 1 (the “Development”) in Austin, Texas: (A) acquire the site of the Development; (B) lease the site of the Development to the owner of the Development; and (C) such other actions necessary or convenient to carry out this resolution

WHEREAS, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition and construction of the Development;

WHEREAS, in connection with the Development, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire approximately 10.78 acres of real property in Austin, Texas (the “**Land**”), which constitutes the site for the Development, and to simultaneously lease the Land to Parmer Gateway—Lot 1, LLC, a Texas limited liability company that is wholly owned by a limited liability company the managing member of which is an affiliate of AAHC (the “**Owner**”), under a long-term ground lease (the “**Ground Lease**”);

NOW, THEREFORE, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, the Ground Lease and the Owner’s acquisition of the Development, including but not limited to such deeds of trust, security instruments, estoppel certificates and other documentation or agreements as any lender providing acquisition and/or construction financing to the Owner may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 7th day of December, 2022.

CHAIRMAN

ATTEST:

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02774

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 7.

MEETING DATE: December 7, 2022

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02774 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 4 (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02774 authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 4 (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

Austin Affordable Housing Corporation is being presented with an opportunity to partner with River City Capital Partners (RCCP), LDG Multifamily and Battery Global Advisors (BGA) on three lots on East Parmer Lane and Yager Lane, located in the Austin ETJ. The second (Parmer Gateway – Lot 4) is a certain 13.61 acre tract of land located at 3911 E. Parmer Lane, Austin, TX 78754. The following schools in the Manor ISD will serve this property: Pioneer Crossing Elementary, Decker Middle School and Manor High School.

This partnership with RCCP and LDG will be similar to our partnership on Urban East (located off Riverside Drive and Vargas) which was approved by the board in November 2020 and is under construction currently.

HACA is pleased to be partnering with River City Capital and LDG on this development. Both organizations are strongly committed to broadened affordability and serving the lowest-income persons in our community. This development will bring much needed affordability to an emerging area of opportunity, where significant investment is being made in employment opportunities, education, and healthcare. By participating in this

development, HACA is meeting its agency objectives by providing high-quality, affordable housing in an area of rapid growth for families below the 80% AMI income limits and the many families being served through HACA's Housing Choice Voucher program.

Process:

This lot is located in an Opportunity Zone. Real estate investments within Opportunity Zones stand to provide investors with meaningful federal and state tax incentives, as a result of the Tax Cuts and Jobs Act of 2017. This parcel was attractive due to the appetite by equity firms to invest in Opportunity Zones.

Our ask of the Board on Lot 4 is different from Lot 1 and Lot 5. We will only be asking to approve the purchase of the lot by the partnership with equity funds from BGA, the transfer of the lot to HACA and execution of a ground lease from HACA to the partnership. In 18 months when we are ready to start construction on the property, assuming the project is still feasible, we will bring this lot back to the board for approval to close on construction financing and commencement of construction.

Staff Recommendation:

Staff recommends Board approval of Resolution No. 02774.

RESOLUTION NO. 02774

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to Parmer Gateway Lot 4 (the “Development”) in Austin, Texas: (A) acquire the site of the Development; (B) lease the site of the Development to the owner of the Development; and (C) such other actions necessary or convenient to carry out this resolution

WHEREAS, Austin Affordable Housing Corporation (“**AAHC**”) has agreed to participate in the acquisition and construction of the Development;

WHEREAS, in connection with the Development, the Housing Authority of the City of Austin (“**HACA**”) has agreed to acquire approximately 12.79 acres of real property in Austin, Texas (the “**Land**”), which constitutes the site for the Development, and to simultaneously lease the Land to Parmer Gateway—Lot 4, LLC, a Texas limited liability company that is wholly owned by a limited liability company the managing member of which is an affiliate of AAHC (the “**Owner**”), under a long-term ground lease (the “**Ground Lease**”);

NOW, THEREFORE, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, the Ground Lease and the Owner’s acquisition of the Development, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 7th day of December, 2022.

CHAIRMAN

ATTEST:

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02775

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 8.

MEETING DATE: December 7, 2022

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02775 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 5 (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02775 authorizing the Authority to take the following actions with regard to Parmer Gateway Lot 5 (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

Austin Affordable Housing Corporation is being presented with an opportunity to partner with River City Capital Partners (RCCP), LDG Multifamily and Battery Global Advisors (BGA) on three lots on East Parmer Lane and Yager Lane, located in the Austin ETJ. The third (Parmer Gateway – Lot 5) is a certain 24.67 acre tract of land located at 4835 E. Yager Lane, Austin, TX 78754. This project will consist of 300 family apartment units. Fifty percent of the units will be affordable to tenants earning less than 80% median family income (MFI) and 50% will be rented to tenants earning at or greater than 80% MFI. The following schools in the Manor ISD will serve this property: Pioneer Crossing Elementary, Decker Middle School and Manor High School. The name will be some form of “Bridge at”.

This partnership with RCCP and LDG will be similar to our partnership on Urban East (located off Riverside Drive and Vargas) which was approved by the board in November 2020 and is under construction currently.

HACA is pleased to be partnering with River City Capital and LDG on this development. Both organizations are strongly committed to broadened affordability and serving the lowest-income persons in our community.

This development will bring much needed affordability to an emerging area of opportunity, where significant investment is being made in employment opportunities, education, and healthcare. By participating in this development, HACA is meeting its agency objectives by providing high-quality, affordable housing in an area of rapid growth for families below the 80% AMI income limits and the many families being served through HACA's Housing Choice Voucher program.

RCCP is an Austin-based developer of innovative residential and commercial urban in-fill projects. Peter Kehle, co-founder is responsible for all aspects of the company's development, financing, construction and acquisition activities. He brings 30 years of experience in these areas. Prior to RCCP, Peter founded Alliance Credit Corporation, a nationwide provider of commercial equipment leasing and accounts receivable factory; Cherokee Construction, a civil construction firm performing private and public works construction in Central Texas; and Kehle Management, Inc., a provider of real estate development services including site selection, market analysis, project design, securing entitlements and financial modeling. Cory Older, co-founder leads investment relations, property acquisition, sales, financial modeling, and accounting. Cory began his career as an Audit Consultant with the big-four accounting firm, Deloitte. After 4 years at Deloitte, he became Controller of Keller Williams Realty International. Cory received the distinct honor of being selected by the Keller Williams Realty executive team to attend the Acton School of Entrepreneurship's MBA program. Upon graduating from this program, Cory returned to Keller Williams Realty International to head up their Commercial Real Estate Division. He later led the Global Property Specialist division and the Young Professionals Division.

Process:

This lot is located in an Opportunity Zone. Real estate investments within Opportunity Zones stand to provide investors with meaningful federal and state tax incentives, as a result of the Tax Cuts and Jobs Act of 2017. This parcel was attractive due to the appetite by equity firms to invest in Opportunity Zones.

The development will use debt financing originated by Comerica and equity from a combination of RCCP, LDG and Battery Global Advisors (BGA) out of Boston, MA. BGA uses a wide variety of private funds to invest in projects in Opportunity Zones. A large number of their investors are family investors. The total development cost is estimated to be \$97,550,000. The equity provided will be an estimated \$38,550,000, which is about 40% of the total cost. The construction loan through Comerica will be in amount not to exceed \$59,000,000. The planned development will consist of 24 one bedroom and one bath units, 168 two bedroom and two bath units, 96 three bedroom and two bath units, and 12 four bedroom and two bath units.

The project will include a large clubhouse, fitness center, playground and pool as well as a large amount of greenspace. This project will be Garden-style with buildings spread out over the 24+ acres. All units will be marketed to HACA's Housing Choice Voucher residents. This approval will allow AAHC to complete the closing transaction and start construction.

Unit Breakdown:

24	1-bedroom/1-bath units	870 sq. ft.
168	2-bedroom/2-bath units	1,089 sq. ft.
96	3-bedroom/2-bath units	1,525 sq. ft.
12	4-bedroom/2-bath units	1,919 sq. ft.

Staff Recommendation:

Staff recommends the Board approve Resolution No. 02775.

RESOLUTION NO. 02775

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to Parmer Gateway Lot 5 (the “Development”) in Austin, Texas: (A) acquire the site of the Development; (B) lease the site of the Development to the owner of the Development; and (C) such other actions necessary or convenient to carry out this resolution.

WHEREAS, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition and construction of the Development;

WHEREAS, in connection with the Development, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire approximately 24.68 acres of real property in Austin, Texas (the “**Land**”), which constitutes the site for the Development, and to simultaneously lease the Land to Parmer Gateway—Lot 5, LLC, a Texas limited liability company that is wholly owned by a limited liability company the managing member of which is an affiliate of AAHC (the “**Owner**”), under a long-term ground lease (the “**Ground Lease**”);

NOW, THEREFORE, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, the Ground Lease and the Owner’s acquisition of the Development, including but not limited to such deeds of trust, security instruments, estoppel certificates and other documentation or agreements as any lender providing acquisition and/or construction financing to the Owner may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 7th day of December, 2022.

ATTEST:

CHAIRMAN

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02776

PLANNING AND DEVELOPMENT

ITEM NO. 9.

MEETING DATE: December 7, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02776: Ratification of an Award of Contract for Fire Pump/Jockey Pump Assembly Installation for Pathways at Gaston Place Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$120,000.00

ACTION

The Board is being asked to ratify an award of contract for Fire Pump/Jockey Pump Assembly Installation for Pathways at Gaston Place Apartments.

SUMMARY

Background:

The Pathways at Gaston Place Apartments underwent a major RAD rehab project in 2016-17 and at that time the facility was outfitted with a fire sprinkling system. Over past few years, the property's annual fire system inspection has revealed that the water pressure supplied to the property from the City of Austin (COA) is lower than a pressure rating that would provide the most effectiveness. This condition has been verified with COA/Austin Water/Austin Fire Dept. representatives who also confirm the pressure is not expected to increase to the point that HACA would prefer, for its' system.

While the system is operative and functional, and passes inspection for those parameters, if the water pressure could be increased, the system would be able to provide a higher degree of safety. Such modification would improve safety for the facility's Residents and Staff, and reduce HACA's risk level, regarding the asset.

HACA has now explored the possibility of installing a "fire pump" assembly, which if installed, would boost the water pressure (psi) to a higher level. That higher psi would result in stronger flow and better effectiveness of the spray patterns from the sprinkler heads that in turn, would extinguish fire faster, and more comprehensively. Austin Water, and AFD also agree that this approach will provide the highest degree of safety for the facility and its occupants.

Process:

Moving swiftly, bids were taken and negotiated for the proposed project, and an award of contract was agreed

upon, based on the overall value and time benefit to HACA. HACA engaged a fire suppression services firm, Pye-Barker/AAA Fire & Safety, for assistance with designing the solution for the issue. Work was undertaken immediately, to not lose any time with such an important issue. The fire services firm engineered a fire pump assembly solution, and instructed HACA how to modify the property's existing fire riser room, to accommodate the new fire pump assembly.

Staff Recommendation:

Based on the satisfactory past and current performance of Pye Barker Fire & Safety, Inc. of Austin it is recommendation of staff that the Board ratify the approval of award of contract.

ATTACHMENTS:

▣ **Summary of Bids**

RESOLUTION NO. 02776

**RATIFYING APPROVING THE AWARD OF CONTRACT FOR FIRE PUMP/JOCKEY
PUMP ASSEMBLY INSTALLATION FOR PATHWAYS AT GASTON PLACE APARTMENTS**

WHEREAS, On August 10, 2022, the Housing Authority of the City of Austin received a bid for Fire Pump/Jockey Pump Assembly Installation for Pathways at Gaston Place; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by Pye Barker Fire & Safety, Inc. of Austin be accepted as the most responsible and responsive bid in the amount of \$120,000.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners ratifies the President and CEO approval to accept the bid as submitted by Pye Barker Fire & Safety, Inc. of Austin and award such contract;

PASSED, APPROVED AND ADOPTED this 7th day of December 2022

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

SUMMARY OF BIDS FOR FIRE PUMP/JOCKEY PUMP ASSEMBLIES FOR FIRE SPRINKLER SYSTEM AT PATHWAYS AT GASTON PLACE APARTMENTS-OCTOBER 2022			
CONTRACTOR/FIRM	CONTACT PERSON	PROJECT	COMMENTS
		TOTAL PRICE	
PYE BARKER OF FT WORTH	MICHAEL LEONARD	\$99,500.00	No previous participation
			NO PRIOR EXP, NO SITE VISIT TO VERIFY CONDITIONS
FIRE KING	TOMMY KING	\$103,398.00	No previous participation
			NO PRIOR EXP, NO SITE VISIT TO VERIFY CONDITIONS
PYE BARKER OF AUSTIN	TESS JIMINEZ	\$120,000.00	Previous participation in excess of \$50,000
			Good performance and results. HACA's fire services company
			for many years, relationship solid and trustful.
<p>Note: EMERGENCY PROJECT to modify fire sprinkler system at Gaston with new "fire pump" and "jocky pump", to boost pressure and ensure adequate and effective spray coverage for fire suppression needs, especially across upper floors of the three story facility. Existing system unable to fully pass annual inspections due to the psi issue. This specific area of Austin hydrant line is confirmed by Austin Water Dept. to be at low pressure, historically. The system design and expected operation is unable to be satisfied by the low pressure provided by the line. Austin Water has no work around and cannot guarantee that needed psi can be provided by current or even future COA water line infrastructure. HACA will undertake this project to ensure a "safest condition", and that the system will have the psi needed to adequately douse and extinguish fire, as designed. HACA has long partnered with Local branch of AAA Fire & Safety, now Pye-Barker/AAA FFire& Safety for its fire protection needs, services, alarm systems, sprinkle systems, etc. Due to the significant costs, HACA requested alternate bids from other firms who could perform this specialized project. However, of the bids received, local P-B/AAA is the only firm who actually has the deeper experience with the issue. They have visited the site for full understanding of the problems, researched the issue with HACA to develop potential solutions, and demonstrated familiarity with all the issues. All bidders had opportunity to visit site and review existing conditions. No additional monies should be allowed for issues that would have been discerned in a site visit. Lower bids may result in additional cost requests that would bring those intial bid costs to similar, if not higher, final costs, than the selected bid of P-B/AAA. The relationship with local PB/AAA is a long and trustful one, and they are deemed best suited for this project. All quotes meet HACA insurance requirements. Work is not dependent upon vacant spaces, and residents may occupy the Units during the work. While higher in price, the P-B/AAA firm is known to HACA, and has performed work satisfactorily and compliantly for HACA prior, and offers responsible work. <u>Pye-Barker/AAA of Austin, Guadalupe Branch Office</u>, is recommended for award, at Base Bid cost of <u>\$120,000.00</u></p>			
<p>Addl Note-This Bid reflects the fire line pumps assemblies ONLY , and the project will require some related electrcial wiring for the control systems, as well as some modifications to the existing riser room at the facility, to accommodate the add-on equipment. These requirements will be procured separately from this bid, for the most economic approach to the overall trade(s) work needed.</p>			
<p>ICE- The project has been estimated at approx. \$120k, after disussions with HACA contracted A/E partners, discussion with PB/AAA on historical costs & recent inflation impacts, and using Facilties Repair Estimating guide, to develop rough costs parameters.</p>			

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02777

PLANNING AND DEVELOPMENT

ITEM NO. 10.

MEETING DATE: December 7, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02777: Roofing Replacements for Pathways at Bouldin Oaks Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$496,738.00

ACTION

The Board is being asked to approve a contract for Roofing Replacements for Pathways at Bouldin Oaks Apartments.

SUMMARY

Background:

The winter season of early 2021 produced significant hailstorms that damaged the majority of HACA's apartment communities in the Pathways Asset Management Inc (PAMI) portfolio. Eleven of 16 properties incurred hail impact damages that qualified for claims with our insurance carrier, to replace their existing shingle roofing. This project will only address shingle roofing and not any TPO (thermal plastic overlay) roof areas, which did not incur damages due to the resilient nature of that type of roofing. In phase I and II, six sites, Manchaca II, Coronado Hills, Santa Rita Courts, Booker T. Washington Terraces, Gaston Place, and Georgian Manor have already had this work completed over the past year. Phase III is the remaining sites of Meadowbrook, Bouldin Oaks, Thurmond Heights, and Manchaca Village.

For all sites, HACA worked with an architectural firm to produce the plan-sets and specifications needed to publicly advertise and solicit bids for the project, utilizing the online Housing Agency Marketplace procurement system. The scope of work for all sites is relatively identical, with full demo/removal of all damaged roofing down to the decking, and new shingle roofing systems installed back, utilizing HACA's standard requirements for such work. Underlying needs for decking replacements, fascia repairs, flashing, and other typically related work will be completed on a Unit Pricing basis, as captured in the bid forms. The work at each site will address all damaged buildings of each property, as warranted, and includes:

Bouldin Oaks-All seventy-two (72) residential buildings, management office building and laundry center building in the amount of \$496,738.00.

Process:

An Invitation for Bid (IFB) was advertised in The Austin American Statesman on Tuesday, September 13, 2022 and again on Monday, September 19, 2022, and faxed Monday, September 12, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Thirty (30) Project Manuals were distributed and nine (9) Bid Proposals were submitted. Bids were received electronically on October 14, 2022 by 5:00 p.m., local time.

Staff Recommendation:

Of the nine (9) submitted bid proposals, QA Roofing, Inc. was the lowest priced qualified bidder. Based on the satisfactory reference verifications, staff recommends award of contract to QA Roofing, Inc.

The attached document Summary of Bids provides more information on bid amounts and proposed timelines.

ATTACHMENTS:

- ▣ **Bid Process/Summary of Bids**
- ▣ **Reference Verification**

RESOLUTION NO. 02777

**APPROVING THE AWARD OF CONTRACT FOR ROOFING REPLACEMENTS FOR
PATHWAYS AT BOULDIN OAKS APARTMENTS**

WHEREAS, On October 14, 2022, the Housing Authority of the City of Austin received bid submissions electronically for Roofing Replacements for Pathways at Bouldin Oaks Apartments; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by QA Roofing, Inc. be accepted as the most responsible and responsive bid in the amount of \$496,738.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to accept the bid as submitted by QA Roofing, Inc., and award such contract;

PASSED, APPROVED AND ADOPTED this 7th day of December 2022.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

BID PROCESS: An Invitation for Bid was advertised in *The Austin American Statesman* on Tuesday, September 13, 2022 and again on Monday, September 19, 2022, and faxed Monday, September 12, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Thirty (30) Project Manuals were distributed and Nine (9) Bid Proposals were submitted. Bids were received electronically on October 14, 2022 by 5:00 p.m., local time.

Plan Holder	Bid Amount	MBE/WBE
Virtual Builders Exchange 4047 Naco-Perrin Suite 100 San Antonio, TX 78217 210-564-6900; Contact: Heather Hope	<u>NO BID RECEIVED</u>	NO
McGraw Hill Construction Dodge Reports 4300 Beltway Place Suite 180 Arlington, TX 76018 817-375-2955; Contact: Plan Center/Kirstin Klutch	<u>NO BID RECEIVED</u>	NO
Reed Construction Data 30 Technology Parkway South Suite 500 Norcross, GA 30092-2912 800-876-4045; Contact: Lourd Abad/Document Processing Center	<u>NO BID RECEIVED</u>	NO
Associated General Contractors of America San Antonio Chapter 10806 Gulfdale San Antonio, TX 78216 210-349-4921; Contact: Mary Lugo/Dana Marsh	<u>NO BID RECEIVED</u>	NO
Construction Data-CDC-News 4201 West Parmer Lane Bldg. # Suite 200 Austin, TX 78727 800-872-7878; Contact: Plan Room Center/Toni Lawson	<u>NO BID RECEIVED</u>	NO
AGC Austin 609 South Lamar Austin, TX 78704 512-804-2796; Contact: Toni Osberry	<u>NO BID RECEIVED</u>	NO
CMD 333 E. Butterfield Road, Suite 600 Lombard, IL 60148 630-258-7983; Contact: Sherwin De Peralta/Fonda Rosenfeldt	<u>NO BID RECEIVED</u>	NO
iSqFt Plan Room 4500 Lake Forest Drive, Suite 502 Cincinnati, OH 45242 1-800-364-2059, ext 702; Contact: Kyle Bellomy	<u>NO BID RECEIVED</u>	NO
AMTEK Information Services (Austin Plan Room) 7801 N. Lamar, Suite-A137 Austin, TX 78752 512-323-0508; Contact: John Rugh	<u>NO BID RECEIVED</u>	NO

- **AWARD OF CONTRACT:** Bids were submitted electronically opened and recorded by James Teasdale, Planning & Development Director, and Christina Huerta, Modernization Specialist.
- The low bidder for Pathway at Bouldin Oaks, *QA Roofing, Inc.*, was determined to be responsive – Bid Proposal, Non-Collusive Affidavit, Certification of Bidder Regarding Debarment, Equal Employment Opportunity, and Contractor's Qualification Statement, were complete & executed, as required.
- Reference verifications for QA Roofing, Inc., were performed, with all positive results.

Vendors Who Have Downloaded Solicitation #: HACA Project #2022-20 - Roofing Replacements @ Multiple (4) HACA Properties

Total # of companies: 29

Total # of individuals: 30

Do you wish the prospective proposers to see this list?

Note: Date/Time Viewed and Submission Status will NOT be shown to vendors.

Currently prospective proposers CANNOT see this list.

[Click here for Submission Status definitions](#)

Company	Date/Time Downloaded	Contact Name	Phone	City, State	MWBE Status	Submission Status
AA National Roofing	09/19/2022 04:25 PM CDT	Jaime Gonzalez	254-379-4339	Elm Mott, TX	Hispanic-American Business Enterprise	Responded 10/14/2022 04:07 PM 1 attachment(s)
BR General Contractors LLC	10/07/2022 09:45 AM CDT	Alma Hocker	201-504-4630	New Braunfels, TX	Woman-owned Business Enterprise	Will Submit
Bulletproof Roofing	09/12/2022 11:40 AM CDT	Joel Carrillo	915-706-0358	San Elizario, TX		Will Submit
CMD Group	09/14/2022 11:30 AM CDT	Angel Lazaga	323-602-5079	Norcross, GA		N/A
constructconnect	09/28/2022 03:06 AM CDT	Sara Hutchison	800-364-2059 Ext. 7069	Cincinnati, OH		
Contractors Plus Roofing & Construction	09/12/2022 12:23 PM CDT	Tiffany Simmons	972-339-8866	Dallas, TX	Woman-owned Business Enterprise African-American Business Enterprise	Might Bid
Coomes Maintenance	10/05/2022 08:16 AM CDT	Stephen Coomes	706-215-1544	Hope Hull, AL		
Cordova Construction Company, Inc.	09/12/2022 12:46 PM CDT	Christina Manis	936-564-0485	Nacogdoches, TX	Hispanic-American Business Enterprise	
Crystal Roofing	09/12/2022 09:44 AM CDT	Benny Devassykutty	469-422-8945	Lewisville, TX	Asian Indian-American Business Enterprise	Responded 10/13/2022 11:27 PM 1 attachment(s)
Dan Dean Investments	10/14/2022 11:39 AM CDT	Dan Dean	847-489-4991	Island Lake, IL		
DH & Company	09/13/2022 11:45 PM CDT	Dara Harsh	888-447-2348 Ext. 48	Maricopa, AZ		
Dodge Data and Analytics	09/12/2022 02:04 PM CDT	Brandi Flanagan	817-527-8232	Grand Prairie, TX		N/A
GLOBAL PARTNERS CONSTRUCTION SERVICES	09/16/2022 08:09 AM CDT	Gary Mcpherson	567-408-0039	Toledo, OH		
HCS Inc. Commercial General Contractor	09/15/2022 02:40 PM CDT	Mike Ballerino	254-829-3200	Waco, TX		
Integrated Marketing Systems	09/13/2022 01:17 AM CDT	Brannon Cody	858-490-8800	San Diego, CA		
JAMS Contracting	09/12/2022 10:05 AM CDT	Andrew Cardenas	325-300-6526	San Angelo, TX	Hispanic-American Business Enterprise	
JJ Red Commercial Roofing, LLC	10/10/2022 07:51 AM CDT	Robert Edwards	214-394-0930	Desoto, TX	African-American Business Enterprise	Responded 10/14/2022 03:17 PM 5 attachment(s)
Mammoth Services LLC	09/29/2022 11:11 AM CDT	Trisha Lira	832-416-1566	Houston, TX	Woman-owned Business Enterprise Hispanic-American Business Enterprise	Responded 10/14/2022 04:59 PM 1 attachment(s)
MW Cole Construction LLC	09/14/2022 07:16 PM CDT	Troy Davis	317-786-3884	The Villages, FL		
Precision Reconstruction Group	09/13/2022 02:28 PM CDT	Ryan Curtis	817-819-2678	Forney, TX	Woman-owned Business Enterprise	Will Submit
PWXPRESS	09/13/2022 04:17 PM CDT	Mary Miller	408-676-8941	Jacksonville, FL	Woman-owned Business Enterprise	

QA Roofing, Inc.	09/12/2022 08:45 AM CDT	Gini Ward	512-350-4891	Austin, TX		Responded 10/14/2022 03:08 PM 8 attachment(s)
Servpro of Bay County	09/15/2022 12:20 PM CDT	John Carr	850-624-9138	Panama City, FL	Woman-owned Business Enterprise	Will Submit
South Texas BuildCon, LLC	09/22/2022 05:49 PM CDT	Esther Rodriguez	956-212-6832	Mcallen, TX		Responded 10/14/2022 11:31 AM 1 attachment(s)
Techline Roofing and Restoration	10/07/2022 04:01 PM CDT	Patrick Buckley		Canyon Lake, TX	Woman-owned Business Enterprise	Will Submit
Techline Roofing and Restoration	10/07/2022 02:26 PM CDT	Jessica Neal	210-710-5308	Canyon Lake, TX	Woman-owned Business Enterprise	
Texas True	10/09/2022 12:27 PM CDT	Cody Proctor	512-656-6615	Austin, TX		
Vincent's Roofing, Inc.	09/30/2022 06:37 AM CDT	Theresa Chovanec	979-247-4587 Ext. 114	La Grange, TX	Hispanic-American Business Enterprise	Responded 10/13/2022 10:08 AM 1 attachment(s)
Virtual Builders Exchange	09/15/2022 12:42 PM CDT	Jeannette Olguin	210-564-6900 Ext. 124	San Antonio, TX		
Works in Progress	09/29/2022 11:13 PM CDT	Trip Burton	772-781-2144	Stuart, FL		

Supplier Diversity Classification Totals

PLEASE NOTE: Some firms may be classified in multiple categories, which may result in percentages being more than 100%.

African-American Business Enterprise: 2 (7%)
Asian Indian-American Business Enterprise: 1 (3%)
Hispanic-American Business Enterprise: 5 (17%)
None (not Woman- or Minority-owned): 16 (53%)
Woman-owned Business Enterprise: 8 (27%)

Section 3 Business: 4 (13%)

Contact

Customer Support: 1-866-526-9266

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BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

AA ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 351,903.00	\$ 1,476,693.00	\$ 96.00	\$ 28.00	\$ 25.00	\$ 15,800.00	N/A	N/A	YES	50	160
YES	\$ 538,339.00	\$ 1,476,693.00	\$ 96.00	\$ 45.00	\$ 33,345.00	\$ 8.00	N/A	N/A	YES	70	160
YES	\$ 443,315.00	\$ 1,476,693.00	\$ 96.00	\$ 22.00	\$ 18,020.00	\$ 8.00	N/A	N/A	YES	60	160
YES	\$ 143,136.00	\$ 1,476,693.00	\$ 83,184.00	\$ 96.00	\$ 22.00	\$ 4,680.00	\$ 8.00	N/A	YES	30	160
BR GENERAL CONTRACTING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 331,116.96	\$ 1,131,080.92	\$ 40.00	\$ 10.50	\$ 17.50	\$ 13,104.00	N/A	N/A	YES	30	145
YES	\$ 523,850.70	\$ 1,137,080.82	\$ 40.00	\$ 19.50	\$ 28,672.00	\$ 18.00	N/A	N/A	YES	65	145
YES	\$ 388,850.66	\$ 1,371,080.92	\$ 40.00	\$ 10.50	\$ 14,560.00	\$ 18.00	N/A	N/A	YES	30	145
YES	\$ 132,253.60	\$ 1,131,080.92	\$ 40.00	\$ 10.50	\$ 11,492.60	\$ 4,256.00	\$ 18.00	N/A	YES	20	145

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

CRENDENCE CONSTRUCTION dba CRYSTAL ROOFING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 352,621.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 20.00	\$ 2.00	N/A	N/A	YES	40	120
YES	\$ 590,818.00	\$ 1,454,813.00	\$ 40.00	\$ 8.00	\$ 2.00	\$ 2.00	N/A	N/A	YES	60	100
YES	\$ 384,124.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 2.00	\$ 2.00	N/A	N/A	YES	40	100
YES	\$ 127,250.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 6.00	\$ 2.00	\$ 2.00	N/A	YES	30	100
JJ RED COMMERICAL ROOFING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VIL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 460,000.00	\$ -	\$ 45.00	\$ 6.00	\$ 9.00	\$ 3.25	N/A	N/A	YES	50	N/A
YES	\$ 550,000.00	\$ -	\$ 45.00	\$ 6.00	\$ 3.25	\$ 4.50	N/A	N/A	YES	75	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
YES	\$ 127,050.00	\$ -	\$ -	\$ 45.00	\$ 6.00	\$ 3.25	\$ 6.00	N/A	YES	21	N/A

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

MAMMOTH SERVICES, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 407,688.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	35	140
YES	\$ 505,698.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	35	140
YES	\$ 462,088.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	60	140
YES	\$ 166,778.00	\$ 1,542,148.00	\$ 58,668.00	\$ 90.00	\$ 10.00	\$ 35.00	\$ 2.00	N/A	YES	35	140
QA ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 619,172.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 25.00	\$ 88,257.00	N/A	N/A	YES	103	320
YES	\$ 496,738.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 90,705.00	\$ 45.00	N/A	N/A	YES	119	320
YES	\$ 892,320.00	\$ 2,237,950.00	\$115.00	\$19.00	\$112,018.00	\$ 45.00	N/A	N/A	YES	210	320
YES	\$ 229,720.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 26,879.00	\$ 112,018.00	\$ 45.00	N/A	YES	73	320

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

SOUTH TEXAS BUILDCON, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 435,024.00	\$ 1,603,638.00	\$ 97.89	\$ 12.96	\$ 10.21	\$ 1.98	N/A	N/A	YES	60	75
YES	\$ 573,192.00	\$ 1,603,638.00	\$ 97.89	\$ 12.96	\$ 1.98	\$ 8.46	N/A	N/A	YES	65	75
YES	\$ 470,934.00	\$ 1,603,638.00	\$ 98.00	\$ 13.00	\$ 1.98	\$ 8.48	N/A	N/A	YES	60	75
YES	\$ 124,488.00	\$ 1,603,638.00	\$ 98.00	\$ 13.00	\$ 15.00	\$ 1.98	\$ 8.46	N/A	YES	21	75
VINCENT'S ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 590,000.00	\$ 2,010,000.00	\$ 70.00	\$ 10.00	\$ 30.00	\$ 20,000.00	N/A	N/A	YES	90	240
YES	\$ 450,000.00	\$ 2,010,000.00	\$ 70.00	\$ 30.00	\$ 20,000.00	\$ 4.00	N/A	N/A	YES	90	240
YES	\$ 710,000.00	\$ 2,010,000.00	\$ 70.00	\$ 10.00	\$ 15,000.00	\$ 4.00	N/A	N/A	YES	90	240
YES	\$ 260,000.00	\$ 2,010,000.00	\$ 45,000.00	\$ 70.00	\$ 10.00	\$ 5,000.00	\$ 4.00	N/A	YES	80	240

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

PRECISON RECONSTRUCTION GROUP, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 347,433.00	\$ 1,234,266.00	\$ 40.00	\$ 4.30	\$ 16.00	\$ 1.80	N/A	N/A	YES	30	120
YES	\$ 309,311.00	\$ 1,234,266.00	\$ 40.00	\$ 24.30	\$ 1.80	\$ 6.30	N/A	N/A	YES	30	120
YES	\$ 394,311.00	\$ 1,234,266.00	\$ 40.00	\$ 4.30	\$ 1.80	\$ 6.30	N/A	N/A	YES	30	120
YES	\$ 183,211.00	\$ 1,234,266.00	\$ 16,341.00	\$ 40.00	\$ 4.30	\$ 1.80	\$ 6.30	N/A	YES	30	120

REFERENCE VERIFICATION:

COMPANY: QA Roofing, Inc.

PROJECT: #2022-20- Pathways @ Bouldin Oaks Roofing, Under R4R-2022

Source:

1. Austin Independent School District-Phone: 512-962-2010

Contact: Mr. Robert Ross - Amount of Contracts \$2 Million in over 7 years+ -

Comments: QA Roofing, Inc. has worked on all types of roof including low slope (flat), shingles, and metal. In the 7+ years they have been involved in about \$2M of replacement and repair to AISD Roofs. Projects were completed on time and in budget. First project under my management was in 2017 at Kiker Elementary School. No issues with administrative responsibilities. Change orders were fairly priced and always willing to negotiate. Contractor team was experienced, had adequate crew size, and provided good quality workmanship. Contractor carried appropriate insurances and bonded job, as required. No issues with full warranty or need for them to come back during first year of projects. Would work with QA Roofing, Inc., again. We currently have 2 projects with them. QA Roofing, Inc. is well organized and responsive.

2. Athena Construction Group-Lanham Federal Building 6th Floor Roof - Phone: 210-568-5719

Contact: Mr. Cristian Burceag - Amount of Contract - \$567,645.00

Comments: QA Roofing, Inc. has worked on several projects with Athena as a subcontractor. This particular contract was first one working with them as a project manager. Project was completed on time and in budget. No issues with administrative responsibilities such as certified payrolls, billing and construction schedules. There on was owner requested change order on the project that was fairly priced. The work crew was good size and provided good quality work. QA provided proper insurance and bonds on project. No issues on warranty calls, as project just completed. We would definitely work QA, Roofing, Inc. again

3. Jamail and Smith Construction LP – Phone - 512.410.3902- Elgin ISD; Stadium and School

Contact: Mr. Gregory Smith, President in the amount of approximately \$162,000.00

Comments: QA was a subcontractor, did the Yellow Jacket roof for us, and did a great job as they have on every project we've used them on. They were on time and there were a few change orders, which were user requested, and they were very fair & transparent. Crew size was perfect and production was great. Also, when facing some materials availability problems on the project during construction, they offered real solutions that helped us meet the district's quality & budget constraints. QA is our go-to roofer and we've been using them since 2018 where we reroofed Booker T. Washington Elementary together for Elgin ISD, which also went very well. I believe they are a good choice for your needs and they have their own in-house sheet metal shop which is helpful for a varying roofing conditions. Management is also very attentive and their general manager, Nick Weismantel is always responsive and aims to please.

4. Housing Authority of the City of Austin - Phone 512-477-4488 Extension 1124

Contact: Mr. James Teasdale in the amount of approximately \$162,000.00

Comments: Past performance with housing authority very satisfactory. Projects completed for the authority includes; 100 % Roofing Replacements @ Pathways at Coronado Hills and One Building at Pathways at Manchaca II

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02778

PLANNING AND DEVELOPMENT

ITEM NO. 11.

MEETING DATE: December 7, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02778: Ratification of an Award of Contract for Roofing Replacements for Pathways at Georgian Manor Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$193,211.00

ACTION

The Board is being asked to ratify an award of contract for Roofing Replacements of twenty-four buildings (24) for Pathways at Georgian Manor Apartments.

SUMMARY

Background:

The winter season of early 2021 produced significant hailstorms that damaged the majority of HACA's apartment communities in the PAMI portfolio. Eleven of 16 properties incurred hail impact damages that qualified for claims with our insurance carrier, to replace their existing shingle roofing. This project will only address shingle roofing and not any TPO (thermal plastic overlay) roof areas, which did not incur damages due to the resilient nature of that type of roofing. Two sites, Manchaca II and Coronado Hills, have already had this work completed over the past year. Now, in a 2nd phase, the Planning & Development (P&D) Dept. are addressing another four large sites, Santa Rita Courts, Booker T. Washington Terraces, Gaston Place, and Georgian Manor. The remaining sites of Meadowbrook, Bouldin Oaks, Thurmond Heights, and Manchaca Village will make up the final 3rd phase.

For all sites, P&D worked with an architectural firm to produce the plan-sets and specifications needed to publicly advertise and solicit bids for the project, utilizing the online Housing Agency Marketplace procurement system. The scope of work for all sites is relatively identical, with full demo/removal of all damaged roofing down to the decking, and new shingle roofing systems installed back, utilizing HACA's standard requirements for such work. Underlying needs for decking replacements, fascia repairs, flashing, and other typically related work will be completed on a Unit Pricing basis, as captured in the bid forms. The work at each site will address all damaged buildings of each property, as warranted, and includes:

Pathways at Georgian Manor of remaining (24) residential buildings, management/community office building,

storage building and a mail kiosk.

Process:

After contract default by the original contractor, and in effort to get the project back on track and completed as soon as possible, HACA negotiated rebids for the remainder of the work with the next two lowest-priced qualified bidders from the original solicitation.

This process was acceptable to and recommended by HACA's insurer, the HAIG Insurance firm, to complete the remainder of this insurance claim project.

Time is of the essence to complete the work before the hardest part of winter impacts the local weather. To move quickly, P&D reviewed bids in the original sealed bidding and requested revised bids from next two bidders in that solicitation. The amount of rebid by Precision is in line with HACA and its A&E's estimates for completion, given inflationary costs, for labor and material, seen over the course of the last quarter, and factoring the portion of work already completed on the project by the original contractor.

Staff Recommendation:

Precision Reconstruction, which has just completed two other HACA sites satisfactorily, is best suited for the rebid work, able to mobilize faster, and has the best price. HAIG personnel agree. Based on their acceptable lowest bid quote, and their satisfactory past and current performance, it is recommendation of staff that the Board ratify the approval of award of contract to Precision Reconstruction Group, LLC.

RESOLUTION NO. 02778

**RATIFYING APPROVAL OF THE AWARD OF CONTRACT FOR ROOFING
REPLACEMENTS OF TWENTY-FOUR BUILDINGS (24) FOR PATHWAYS AT
GEORGIAN MANOR APARTMENTS**

WHEREAS, On October 12, 2022, the Housing Authority of the City of Austin received a bid for Roofing Replacements of twenty-four buildings (24) for Pathways at Georgian Manor; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by Precision Reconstruction Group, LLC be accepted as the most responsible and responsive bid in the amount of \$193,211.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners ratifies the President and CEO's approval to accept the bid as submitted by Precision Reconstruction Group, LLC and award such contract;

PASSED, APPROVED AND ADOPTED this 7th day of December 2022

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02779

PLANNING AND DEVELOPMENT

ITEM NO. 12.

MEETING DATE: December 7, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02779: Roofing Replacements for Pathways at Manchaca Village Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$124,488.00

ACTION

The Board is being asked to approve a contract for Roofing Replacements for Pathways at Manchaca Village Apartments.

SUMMARY

Background:

The winter season of early 2021 produced significant hailstorms that damaged the majority of HACA's apartment communities in the PAMI portfolio. Eleven of 16 properties incurred hail impact damages that qualified for claims with our insurance carrier, to replace their existing shingle roofing. This project will only address shingle roofing and not any TPO (thermal plastic overlay) roof areas, which did not incur damages due to the resilient nature of that type of roofing. In phase I and II, six sites, Manchaca II, Coronado Hills, Santa Rita Courts, Booker T. Washington Terraces, Gaston Place, and Georgian Manor have already had this work completed over the past year. Phase III is the remaining sites of Meadowbrook, Bouldin Oaks, Thurmond Heights, and Manchaca Village.

For all sites, HACA worked with an architectural firm to produce the plan-sets and specifications needed to publicly advertise and solicit bids for the project, utilizing the online Housing Agency Marketplace procurement system.

The scope of work for all sites is relatively identical, with full demo/removal of all damaged roofing down to the decking, and new shingle roofing systems installed back, utilizing HACA's standard requirements for such work. Underlying needs for decking replacements, fascia repairs, flashing, and other typically related work will be completed on a Unit Pricing basis, as captured in the bid forms. The work at each site will address all damaged buildings of each property, as warranted, and includes:

Pathways at Manchaca Village-All seventeen (17) residential buildings, management/community office building,

and a maintenance garage in the amount of \$124,488.00

Process:

An Invitation for Bid (IFB) was advertised in The Austin American Statesman on Tuesday, September 13, 2022 and again on Monday, September 19, 2022, and faxed Monday, September 12, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Thirty (30) Project Manuals were distributed and nine (9) Bid Proposals were submitted. Bids were received electronically on October 14, 2022 by 5:00 p.m., local time.

Staff Recommendation:

Of the nine (9) submitted bid proposals, South Texas BuildCon, LLC was the lowest priced qualified bidder. Based on the satisfactory reference verifications, staff recommends award of contract to South Texas BuildCon, LLC.

The attached document Summary of Bids provides more information on bid amounts and proposed timelines.

ATTACHMENTS:

- ▣ **Bid Process/Summary of Bids**
- ▣ **Reference Verification**

RESOLUTION NO. 02779

**APPROVING THE AWARD OF CONTRACT FOR ROOFING REPLACEMENTS FOR
PATHWAYS AT MANCHACA VILLAGE APARTMENTS**

WHEREAS, On October 14, 2022, the Housing Authority of the City of Austin received bid submissions electronically for Roofing Replacements for Pathways at Manchaca Village Apartments; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by South Texas BuildCon, LLC be accepted as the most responsible and responsive bid in the amount of \$124,488.00;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to accept the bid as submitted by South Texas BuildCon, LLC and award such contract;

PASSED, APPROVED AND ADOPTED this 7th day of December 2022

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

BID PROCESS: An Invitation for Bid was advertised in *The Austin American Statesman* on Tuesday, September 13, 2022 and again on Monday, September 19, 2022, and faxed Monday, September 12, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Thirty (30) Project Manuals were distributed and Nine (9) Bid Proposals were submitted. Bids were received electronically on October 14, 2022 by 5:00 p.m., local time.

Plan Holder	Bid Amount	MBE/WBE
Virtual Builders Exchange 4047 Naco-Perrin Suite 100 San Antonio, TX 78217 210-564-6900; Contact: Heather Hope	<u>NO BID RECEIVED</u>	NO
McGraw Hill Construction Dodge Reports 4300 Beltway Place Suite 180 Arlington, TX 76018 817-375-2955; Contact: Plan Center/Kirstin Klutch	<u>NO BID RECEIVED</u>	NO
Reed Construction Data 30 Technology Parkway South Suite 500 Norcross, GA 30092-2912 800-876-4045; Contact: Lourd Abad/Document Processing Center	<u>NO BID RECEIVED</u>	NO
Associated General Contractors of America San Antonio Chapter 10806 Gulfdale San Antonio, TX 78216 210-349-4921; Contact: Mary Lugo/Dana Marsh	<u>NO BID RECEIVED</u>	NO
Construction Data-CDC-News 4201 West Parmer Lane Bldg. # Suite 200 Austin, TX 78727 800-872-7878; Contact: Plan Room Center/Toni Lawson	<u>NO BID RECEIVED</u>	NO
AGC Austin 609 South Lamar Austin, TX 78704 512-804-2796; Contact: Toni Osberry	<u>NO BID RECEIVED</u>	NO
CMD 333 E. Butterfield Road, Suite 600 Lombard, IL 60148 630-258-7983; Contact: Sherwin De Peralta/Fonda Rosenfeldt	<u>NO BID RECEIVED</u>	NO
iSqFt Plan Room 4500 Lake Forest Drive, Suite 502 Cincinnati, OH 45242 1-800-364-2059, ext 702; Contact: Kyle Bellomy	<u>NO BID RECEIVED</u>	NO
AMTEK Information Services (Austin Plan Room) 7801 N. Lamar, Suite-A137 Austin, TX 78752 512-323-0508; Contact: John Rugh	<u>NO BID RECEIVED</u>	NO

- **AWARD OF CONTRACT:** Bids were submitted electronically opened and recorded by James Teasdale, Planning & Development Director, and Christina Huerta, Modernization Specialist.
- The low bidder for Pathway at Manchaca Village, *South Texas BuildCon, LLC* was determined to be responsive – Bid Proposal, Non-Collusive Affidavit, Certification of Bidder Regarding Debarment, Equal Employment Opportunity, and Contractor’s Qualification Statement, were complete & executed, as required.
- Reference verifications for South Texas BuildCon, LLC were performed, with all positive results.



Vendors Who Have Downloaded Solicitation #: HACA Project #2022-20 - Roofing Replacements @ Multiple (4) HACA Properties

Total # of companies: 29

Total # of individuals: 30

Do you wish the prospective proposers to see this list?

Note: Date/Time Viewed and Submission Status will NOT be shown to vendors.

Currently prospective proposers CANNOT see this list.

[Click here for Submission Status definitions](#)

<u>Company</u>	<u>Date/Time Downloaded</u>	<u>Contact Name</u>	<u>Phone</u>	<u>City, State</u>	<u>MWBE Status</u>	<u>Submission Status</u>
AA National Roofing	09/19/2022 04 25 PM CDT	Jaime Gonzalez	254-379-4339	Elm Mott, TX	Hispanic-American Business Enterprise	Responded 10/14/2022 04 07 PM 1 attachment(s)
BR General Contractors LLC	10/07/2022 09 45 AM CDT	Alma Hocker	201-504-4630	New Braunfels, TX	Woman-owned Business Enterprise	Will Submit
Bulletproof Roofing	09/12/2022 11 40 AM CDT	Joel Carrillo	915-706-0358	San Elizario, TX		Will Submit
CMD Group	09/14/2022 11 30 AM CDT	Angel Lazaga	323-602-5079	Norcross, GA		N/A
constructconnect	09/28/2022 03 06 AM CDT	Sara Hutchison	800-364-2059 Ext. 7069	Cincinnati, OH		
Contractors Plus Roofing & Construction	09/12/2022 12 23 PM CDT	Tiffany Simmons	972-339-8866	Dallas, TX	Woman-owned Business Enterprise African-American Business Enterprise	Might Bid
Coomes Maintenance	10/05/2022 08 16 AM CDT	Stephen Coomes	706-215-1544	Hope Hull, AL		
Cordova Construction Company, Inc.	09/12/2022 12 46 PM CDT	Christina Manis	936-564-0485	Nacogdoches, TX	Hispanic-American Business Enterprise	
Crystal Roofing	09/12/2022 09 44 AM CDT	Benny Devassykutty	469-422-8945	Lewisville, TX	Asian Indian-American Business Enterprise	Responded 10/13/2022 11 27 PM 1 attachment(s)
Dan Dean Investments	10/14/2022 11 39 AM CDT	Dan Dean	847-489-4991	Island Lake, IL		
DH & Company	09/13/2022 11 45 PM CDT	Dara Harsh	888-447-2348 Ext. 48	Maricopa, AZ		
Dodge Data and Analytics	09/12/2022 02 04 PM CDT	Brandi Flanagan	817-527-8232	Grand Prairie, TX		N/A
GLOBAL PARTNERS CONSTRUCTION SERVICES	09/16/2022 08 09 AM CDT	Gary Mcpheron	567-408-0039	Toledo, OH		
HCS Inc. Commercial General Contractor	09/15/2022 02 40 PM CDT	Mike Ballerino	254-829-3200	Waco, TX		
Integrated Marketing Systems	09/13/2022 01 17 AM CDT	Brannon Cody	858-490-8800	San Diego, CA		
JAMS Contracting	09/12/2022 10 05 AM CDT	Andrew Cardenas	325-300-6526	San Angelo, TX	Hispanic-American Business Enterprise	
JJ Red Commercial Roofing, LLC	10/10/2022 07 51 AM CDT	Robert Edwards	214-394-0930	Desoto, TX	African-American Business Enterprise	Responded 10/14/2022 03 17 PM 5 attachment(s)
Mammoth Services LLC	09/29/2022 11 11 AM CDT	Trisha Lira	832-416-1566	Houston, TX	Woman-owned Business Enterprise Hispanic-American Business Enterprise	Responded 10/14/2022 04 59 PM 1 attachment(s)
MW Cole Construction LLC	09/14/2022 07 16 PM CDT	Troy Davis	317-786-3884	The Villages, FL		
Precision Reconstruction Group	09/13/2022 02 28 PM CDT	Ryan Curtis	817-819-2678	Forney, TX	Woman-owned Business Enterprise	Will Submit
PWXPRESS	09/13/2022 04 17 PM CDT	Mary Miller	408-676-8941	Jacksonville, FL	Woman-owned Business Enterprise	

QA Roofing, Inc.	09/12/2022 08:45 AM CDT	Gini Ward	512-350-4891	Austin, TX		Responded 10/14/2022 03:08 PM 8 attachment(s)
Servpro of Bay County	09/15/2022 12:20 PM CDT	John Carr	850-624-9138	Panama City, FL	Woman-owned Business Enterprise	Will Submit
South Texas BuildCon, LLC	09/22/2022 05:49 PM CDT	Esther Rodriguez	956-212-6832	Mcallen, TX		Responded 10/14/2022 11:31 AM 1 attachment(s)
Techline Roofing and Restoration	10/07/2022 04:01 PM CDT	Patrick Buckley		Canyon Lake, TX	Woman-owned Business Enterprise	Will Submit
Techline Roofing and Restoration	10/07/2022 02:26 PM CDT	Jessica Neal	210-710-5308	Canyon Lake, TX	Woman-owned Business Enterprise	
Texas True	10/09/2022 12:27 PM CDT	Cody Proctor	512-656-6615	Austin, TX		
Vincent's Roofing, Inc.	09/30/2022 06:37 AM CDT	Theresa Chovanec	979-247-4587 Ext. 114	La Grange, TX	Hispanic-American Business Enterprise	Responded 10/13/2022 10:08 AM 1 attachment(s)
Virtual Builders Exchange	09/15/2022 12:42 PM CDT	Jeannette Olguin	210-564-6900 Ext. 124	San Antonio, TX		
Works in Progress	09/29/2022 11:13 PM CDT	Trip Burton	772-781-2144	Stuart, FL		

Supplier Diversity Classification Totals

PLEASE NOTE: Some firms may be classified in multiple categories, which may result in percentages being more than 100%.

African-American Business Enterprise: 2 (7%)
Asian Indian-American Business Enterprise: 1 (3%)
Hispanic-American Business Enterprise: 5 (17%)
None (not Woman- or Minority-owned): 16 (53%)
Woman-owned Business Enterprise: 8 (27%)

Section 3 Business: 4 (13%)

Contact

Customer Support: 1-866-526-9266

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BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

AA ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 351,903.00	\$ 1,476,693.00	\$ 96.00	\$ 28.00	\$ 25.00	\$ 15,800.00	N/A	N/A	YES	50	160
YES	\$ 538,339.00	\$ 1,476,693.00	\$ 96.00	\$ 45.00	\$ 33,345.00	\$ 8.00	N/A	N/A	YES	70	160
YES	\$ 443,315.00	\$ 1,476,693.00	\$ 96.00	\$ 22.00	\$ 18,020.00	\$ 8.00	N/A	N/A	YES	60	160
YES	\$ 143,136.00	\$ 1,476,693.00	\$ 83,184.00	\$ 96.00	\$ 22.00	\$ 4,680.00	\$ 8.00	N/A	YES	30	160
BR GENERAL CONTRACTING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 331,116.96	\$ 1,131,080.92	\$ 40.00	\$ 10.50	\$ 17.50	\$ 13,104.00	N/A	N/A	YES	30	145
YES	\$ 523,850.70	\$ 1,137,080.82	\$ 40.00	\$ 19.50	\$ 28,672.00	\$ 18.00	N/A	N/A	YES	65	145
YES	\$ 388,850.66	\$ 1,371,080.92	\$ 40.00	\$ 10.50	\$ 14,560.00	\$ 18.00	N/A	N/A	YES	30	145
YES	\$ 132,253.60	\$ 1,131,080.92	\$ 40.00	\$ 10.50	\$ 11,492.60	\$ 4,256.00	\$ 18.00	N/A	YES	20	145

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

CRENDENCE CONSTRUCTION dba CRYSTAL ROOFING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 352,621.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 20.00	\$ 2.00	N/A	N/A	YES	40	120
YES	\$ 590,818.00	\$ 1,454,813.00	\$ 40.00	\$ 8.00	\$ 2.00	\$ 2.00	N/A	N/A	YES	60	100
YES	\$ 384,124.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 2.00	\$ 2.00	N/A	N/A	YES	40	100
YES	\$ 127,250.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 6.00	\$ 2.00	\$ 2.00	N/A	YES	30	100
JJ RED COMMERICAL ROOFING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VIL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 460,000.00	\$ -	\$ 45.00	\$ 6.00	\$ 9.00	\$ 3.25	N/A	N/A	YES	50	N/A
YES	\$ 550,000.00	\$ -	\$ 45.00	\$ 6.00	\$ 3.25	\$ 4.50	N/A	N/A	YES	75	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
YES	\$ 127,050.00	\$ -	\$ -	\$ 45.00	\$ 6.00	\$ 3.25	\$ 6.00	N/A	YES	21	N/A

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

MAMMOTH SERVICES, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 407,688.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	35	140
YES	\$ 505,698.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	35	140
YES	\$ 462,088.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	60	140
YES	\$ 166,778.00	\$ 1,542,148.00	\$ 58,668.00	\$ 90.00	\$ 10.00	\$ 35.00	\$ 2.00	N/A	YES	35	140
QA ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 619,172.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 25.00	\$ 88,257.00	N/A	N/A	YES	103	320
YES	\$ 496,738.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 90,705.00	\$ 45.00	N/A	N/A	YES	119	320
YES	\$ 892,320.00	\$ 2,237,950.00	\$115.00	\$19.00	\$112,018.00	\$ 45.00	N/A	N/A	YES	210	320
YES	\$ 229,720.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 26,879.00	\$ 112,018.00	\$ 45.00	N/A	YES	73	320

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

SOUTH TEXAS BUILDCON, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 435,024.00	\$ 1,603,638.00	\$ 97.89	\$ 12.96	\$ 10.21	\$ 1.98	N/A	N/A	YES	60	75
YES	\$ 573,192.00	\$ 1,603,638.00	\$ 97.89	\$ 12.96	\$ 1.98	\$ 8.46	N/A	N/A	YES	65	75
YES	\$ 470,934.00	\$ 1,603,638.00	\$ 98.00	\$ 13.00	\$ 1.98	\$ 8.48	N/A	N/A	YES	60	75
YES	\$ 124,488.00	\$ 1,603,638.00	\$ 98.00	\$ 13.00	\$ 15.00	\$ 1.98	\$ 8.46	N/A	YES	21	75
VINCENT'S ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 590,000.00	\$ 2,010,000.00	\$ 70.00	\$ 10.00	\$ 30.00	\$ 20,000.00	N/A	N/A	YES	90	240
YES	\$ 450,000.00	\$ 2,010,000.00	\$ 70.00	\$ 30.00	\$ 20,000.00	\$ 4.00	N/A	N/A	YES	90	240
YES	\$ 710,000.00	\$ 2,010,000.00	\$ 70.00	\$ 10.00	\$ 15,000.00	\$ 4.00	N/A	N/A	YES	90	240
YES	\$ 260,000.00	\$ 2,010,000.00	\$ 45,000.00	\$ 70.00	\$ 10.00	\$ 5,000.00	\$ 4.00	N/A	YES	80	240

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

PRECISON RECONSTRUCTION GROUP, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 347,433.00	\$ 1,234,266.00	\$ 40.00	\$ 4.30	\$ 16.00	\$ 1.80	N/A	N/A	YES	30	120
YES	\$ 309,311.00	\$ 1,234,266.00	\$ 40.00	\$ 24.30	\$ 1.80	\$ 6.30	N/A	N/A	YES	30	120
YES	\$ 394,311.00	\$ 1,234,266.00	\$ 40.00	\$ 4.30	\$ 1.80	\$ 6.30	N/A	N/A	YES	30	120
YES	\$ 183,211.00	\$ 1,234,266.00	\$ 16,341.00	\$ 40.00	\$ 4.30	\$ 1.80	\$ 6.30	N/A	YES	30	120

REFERENCE VERIFICATION:

COMPANY: STX BuildCon, LLC

PROJECT: #2022-20- Pathways @ Manchaca Village Roofing, Under R4R-2022

Source:

1. Brownsville Housing Authority-Phone: 956-455-6923

Contact: Mr. Jesus Ramirez; Project Manager - Amount of Contract: 296K+

Comments: Roof replacement project was performed for the Brownsville Housing Authority in the approximate dollar amount of \$296K+. Yes, the project was completed at time and in budget. This was the first re-roofing of a development project with firm and have known firm and Mr. Rodriguez for 3 years. Administrative responsibilities handled well. No problems to submit payroll. Change orders on the job were fairly warranted and negotiated. The contractor team seemed experienced, adequate crew size, and provided good quality workmanship, but at couple of weeks on job; they replaced crew, I do not know the motive. Contractor provided required insurance, builders' risk coverage, and bonds for the project. Yes, all documentation was delivered. No issues regarding full warranty or a need for warranty call in the first year, post completion. Yes, would work with STX BuildCon, LLC again. No other comments on the contractor's firm, and their performance with Brownsville Housing Authority at this time.

2. Texas Parks & Wildlife-Estero Llano Grande World Birding Center - Phone: 956-565-3919

Contact: Mr. Javier De Leon - Amount of Contract - \$140K+

Comments: Project completed included roof replacement and façade work on one of our group lodges with Texas Parks with approximate dollar amount of of \$140k. The contractor team was experienced; of adequate crew size and provided good quality workmanship. No issues and no leaks after 1.5 years regarding full warranty or a need for warranty call in the first year, post completion. Yes, would work with STX BuildCon, LLC again. South Texas BuildCon was easy to work with and easy to communicate with. Contractor was responsive to request and change order were completed in a timely manner. Any issues brought up during inspection were addressed quickly and completely.

3. Houston Montessori Schools – Phone – 956-373-7163-

Contact: Mr. Ismael Briones, Supervisor in the amount of approximately \$370K+

Comments: The contract and project consisted of removal and replacement of roof of gymnasium and auditorium and replace with TPO roofing system. The project was completed in budget with no delays. We have only worked with this firm for this project was completed in June/July of 2022. There were a change orders on project due to unforeseen conditions when old roof was removed and were fairly warranted and negotiated. The quality of work was good and workmanship was great. The contractor was able to provided insurance with builder's risk coverage and bonds. No warranty issues on project to date. Would work with STX BuildCon, LLC again. Great company to work with.

4. Amigos De Valle – Phone – 956-605-5541- Subdivisions 2 and 6 in Pharr and McAllen, Texas
Contact: Mr. Gilbert Flores, President in the amount of approximately \$275K+

Comments: QA was a subcontractor, did the Yellow Jacket roof for us, and did a great job as they have on every project we've used them on. They were on time and there were a few change orders, which were user requested, and they were very fair & transparent. Crew size was perfect and production was great. Also, when facing some materials availability problems on the project during construction, they offered real solutions that helped us meet the district's quality & budget constraints. QA is our go-to roofer and we've been using them since 2018 where we reroofed Booker T. Washington Elementary together for Elgin ISD, which also went very well. I believe they are a good choice for your needs and they have their own in-house sheet metal shop which is helpful for a varying roofing conditions. Management is also very attentive and their general manager, Nick Weismantel is always responsive and aims to please.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02780

PLANNING AND DEVELOPMENT

ITEM NO. 13.

MEETING DATE: December 7, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02780: Roofing Replacements for Pathways at Meadowbrook Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$347,433.00

ACTION

The Board is being asked to approve a contract for Roofing Replacements for Pathways at Meadowbrook Apartments.

SUMMARY

Background:

The winter season of early 2021 produced significant hailstorms that damaged the majority of HACA's apartment communities in the PAMI portfolio. Eleven of 16 properties incurred hail impact damages that qualified for claims with our insurance carrier, to replace their existing shingle roofing. This project will only address shingle roofing and not any TPO (thermal plastic overlay) roof areas, which did not incur damages due to the resilient nature of that type of roofing. In phase I and II, six sites, Manchaca II, Coronado Hills, Santa Rita Courts, Booker T. Washington Terraces, Gaston Place, and Georgian Manor have already had this work completed over the past year. Phase III is the remaining sites of Meadowbrook, Bouldin Oaks, Thurmond Heights, and Manchaca Village.

For all sites, P&D worked with an architectural firm to produce the plan-sets and specifications needed to publicly advertise and solicit bids for the project, utilizing the online Housing Agency Marketplace procurement system.

The scope of work for all sites is relatively identical, with full demo/removal of all damaged roofing down to the decking, and new shingle roofing systems installed back, utilizing HACA's standard requirements for such work. Underlying needs for decking replacements, fascia repairs, flashing, and other typically related work will be completed on a Unit Pricing basis, as captured in the bid forms. The work at each site will address all damaged buildings of each property, as warranted, and includes:

Pathways at Meadowbrook-All twenty-five (25) residential buildings and an infant center building in the amount

of \$347,433.00.

Process:

An Invitation for Bid was advertised in The Austin American Statesman on Tuesday, September 13, 2022 and again on Monday, September 19, 2022, and faxed Monday, September 12, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Thirty (30) Project Manuals were distributed and nine (9) Bid Proposals were submitted. Bids were received electronically on October 14, 2022 by 5:00 p.m., local time.

Staff Recommendation:

Of the nine (9) submitted bid proposals, Precision Reconstruction Group, LLC was the lowest priced qualified bidder. Based on the satisfactory reference verifications, staff recommends award of contract to Precision Reconstruction Group, LLC

The attached document Summary of Bids provides more information on bid amounts and proposed timelines.

ATTACHMENTS:

- ▣ **Bid Process/Summary of Bids**
- ▣ **Reference Verification**

RESOLUTION NO. 02780

**APPROVING THE AWARD OF CONTRACT FOR ROOFING REPLACEMENTS FOR
PATHWAYS AT MEADOWBROOK APARTMENTS**

WHEREAS, On October 14, 2022, the Housing Authority of the City of Austin received bid submissions electronically for Roofing Replacements for Pathways at Meadowbrook Apartments; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by Precision Reconstruction Group, LLC be accepted as the most responsible and responsive bid in the amount of \$347,433.00;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to accept the bid as submitted by Precision Reconstruction Group, LLC, and award such contract;

PASSED, APPROVED AND ADOPTED this 7th day of December 2022

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

BID PROCESS: An Invitation for Bid was advertised in *The Austin American Statesman* on Tuesday, September 13, 2022 and again on Monday, September 19, 2022, and faxed Monday, September 12, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Thirty (30) Project Manuals were distributed and Nine (9) Bid Proposals were submitted. Bids were received electronically on October 14, 2022 by 5:00 p.m., local time.

Plan Holder	Bid Amount	MBE/WBE
Virtual Builders Exchange 4047 Naco-Perrin Suite 100 San Antonio, TX 78217 210-564-6900; Contact: Heather Hope	<u>NO BID RECEIVED</u>	NO
McGraw Hill Construction Dodge Reports 4300 Beltway Place Suite 180 Arlington, TX 76018 817-375-2955; Contact: Plan Center/Kirstin Klutch	<u>NO BID RECEIVED</u>	NO
Reed Construction Data 30 Technology Parkway South Suite 500 Norcross, GA 30092-2912 800-876-4045; Contact: Lourd Abad/Document Processing Center	<u>NO BID RECEIVED</u>	NO
Associated General Contractors of America San Antonio Chapter 10806 Gulfdale San Antonio, TX 78216 210-349-4921; Contact: Mary Lugo/Dana Marsh	<u>NO BID RECEIVED</u>	NO
Construction Data-CDC-News 4201 West Parmer Lane Bldg. # Suite 200 Austin, TX 78727 800-872-7878; Contact: Plan Room Center/Toni Lawson	<u>NO BID RECEIVED</u>	NO
AGC Austin 609 South Lamar Austin, TX 78704 512-804-2796; Contact: Toni Osberry	<u>NO BID RECEIVED</u>	NO
CMD 333 E. Butterfield Road, Suite 600 Lombard, IL 60148 630-258-7983; Contact: Sherwin De Peralta/Fonda Rosenfeldt	<u>NO BID RECEIVED</u>	NO
iSqFt Plan Room 4500 Lake Forest Drive, Suite 502 Cincinnati, OH 45242 1-800-364-2059, ext 702; Contact: Kyle Bellomy	<u>NO BID RECEIVED</u>	NO
AMTEK Information Services (Austin Plan Room) 7801 N. Lamar, Suite-A137 Austin, TX 78752 512-323-0508; Contact: John Rugh	<u>NO BID RECEIVED</u>	NO

- **AWARD OF CONTRACT:** Bids were submitted electronically opened and recorded by James Teasdale, Planning & Development Director, and Christina Huerta, Modernization Specialist.
- The low bidder for Pathways at Meadowbrook Apartments, *Precision Reconstruction Group, LLC* was determined to be responsive – Bid Proposal, Non-Collusive Affidavit, Certification of Bidder Regarding Debarment, Equal Employment Opportunity, and Contractor's Qualification Statement, were complete & executed, as required.
- Reference verifications for Precision Reconstruction Group, LLC were performed, with all positive results.

Vendors Who Have Downloaded Solicitation #: HACA Project #2022-20 - Roofing Replacements @ Multiple (4) HACA Properties

Total # of companies: 29

Total # of individuals: 30

Do you wish the prospective proposers to see this list?

Note: Date/Time Viewed and Submission Status will NOT be shown to vendors.

Currently prospective proposers CANNOT see this list.

[Click here for Submission Status definitions](#)

Company	Date/Time Downloaded	Contact Name	Phone	City, State	MWBE Status	Submission Status
AA National Roofing	09/19/2022 04:25 PM CDT	Jaime Gonzalez	254-379-4339	Elm Mott, TX	Hispanic-American Business Enterprise	Responded 10/14/2022 04:07 PM 1 attachment(s)
BR General Contractors LLC	10/07/2022 09:45 AM CDT	Alma Hocker	201-504-4630	New Braunfels, TX	Woman-owned Business Enterprise	Will Submit
Bulletproof Roofing	09/12/2022 11:40 AM CDT	Joel Carrillo	915-706-0358	San Elizario, TX		Will Submit
CMD Group	09/14/2022 11:30 AM CDT	Angel Lazaga	323-602-5079	Norcross, GA		N/A
constructconnect	09/28/2022 03:06 AM CDT	Sara Hutchison	800-364-2059 Ext. 7069	Cincinnati, OH		
Contractors Plus Roofing & Construction	09/12/2022 12:23 PM CDT	Tiffany Simmons	972-339-8866	Dallas, TX	Woman-owned Business Enterprise African-American Business Enterprise	Might Bid
Coomes Maintenance	10/05/2022 08:16 AM CDT	Stephen Coomes	706-215-1544	Hope Hull, AL		
Cordova Construction Company, Inc.	09/12/2022 12:46 PM CDT	Christina Manis	936-564-0485	Nacogdoches, TX	Hispanic-American Business Enterprise	
Crystal Roofing	09/12/2022 09:44 AM CDT	Benny Devassykuty	469-422-8945	Lewisville, TX	Asian Indian-American Business Enterprise	Responded 10/13/2022 11:27 PM 1 attachment(s)
Dan Dean Investments	10/14/2022 11:39 AM CDT	Dan Dean	847-489-4991	Island Lake, IL		
DH & Company	09/13/2022 11:45 PM CDT	Dara Harsh	888-447-2348 Ext. 48	Maricopa, AZ		
Dodge Data and Analytics	09/12/2022 02:04 PM CDT	Brandi Flanagan	817-527-8232	Grand Prairie, TX		N/A
GLOBAL PARTNERS CONSTRUCTION SERVICES	09/16/2022 08:09 AM CDT	Gary Mcpherson	567-408-0039	Toledo, OH		
HCS Inc. Commercial General Contractor	09/15/2022 02:40 PM CDT	Mike Ballerino	254-829-3200	Waco, TX		
Integrated Marketing Systems	09/13/2022 01:17 AM CDT	Brannon Cody	858-490-8800	San Diego, CA		
JAMS Contracting	09/12/2022 10:05 AM CDT	Andrew Cardenas	325-300-6526	San Angelo, TX	Hispanic-American Business Enterprise	
JJ Red Commercial Roofing, LLC	10/10/2022 07:51 AM CDT	Robert Edwards	214-394-0930	Desoto, TX	African-American Business Enterprise	Responded 10/14/2022 03:17 PM 5 attachment(s)
Mammoth Services LLC	09/29/2022 11:11 AM CDT	Trisha Lira	832-416-1566	Houston, TX	Woman-owned Business Enterprise Hispanic-American Business Enterprise	Responded 10/14/2022 04:59 PM 1 attachment(s)
MW Cole Construction LLC	09/14/2022 07:16 PM CDT	Troy Davis	317-786-3884	The Villages, FL		
Precision Reconstruction Group	09/13/2022 02:28 PM CDT	Ryan Curtis	817-819-2678	Forney, TX	Woman-owned Business Enterprise	Will Submit
PWXPRESS	09/13/2022 04:17 PM CDT	Mary Miller	408-676-8941	Jacksonville, FL	Woman-owned Business Enterprise	

QA Roofing, Inc.	09/12/2022 08:45 AM CDT	Gini Ward	512-350-4891	Austin, TX		Responded 10/14/2022 03:08 PM 8 attachment(s)
Servpro of Bay County	09/15/2022 12:20 PM CDT	John Carr	850-624-9138	Panama City, FL	Woman-owned Business Enterprise	Will Submit
South Texas BuildCon, LLC	09/22/2022 05:49 PM CDT	Esther Rodriguez	956-212-6832	Mcallen, TX		Responded 10/14/2022 11:31 AM 1 attachment(s)
Techline Roofing and Restoration	10/07/2022 04:01 PM CDT	Patrick Buckley		Canyon Lake, TX	Woman-owned Business Enterprise	Will Submit
Techline Roofing and Restoration	10/07/2022 02:26 PM CDT	Jessica Neal	210-710-5308	Canyon Lake, TX	Woman-owned Business Enterprise	
Texas True	10/09/2022 12:27 PM CDT	Cody Proctor	512-656-6615	Austin, TX		
Vincent's Roofing, Inc.	09/30/2022 06:37 AM CDT	Theresa Chovanec	979-247-4587 Ext. 114	La Grange, TX	Hispanic-American Business Enterprise	Responded 10/13/2022 10:08 AM 1 attachment(s)
Virtual Builders Exchange	09/15/2022 12:42 PM CDT	Jeannette Olguin	210-564-6900 Ext. 124	San Antonio, TX		
Works in Progress	09/29/2022 11:13 PM CDT	Trip Burton	772-781-2144	Stuart, FL		

Supplier Diversity Classification Totals

PLEASE NOTE: Some firms may be classified in multiple categories, which may result in percentages being more than 100%.

African-American Business Enterprise: 2 (7%)

Asian Indian-American Business Enterprise: 1 (3%)

Hispanic-American Business Enterprise: 5 (17%)

None (not Woman- or Minority-owned): 16 (53%)

Woman-owned Business Enterprise: 8 (27%)

Section 3 Business: 4 (13%)

Contact

Customer Support: 1-866-526-9266

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BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

AA ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 351,903.00	\$ 1,476,693.00	\$ 96.00	\$ 28.00	\$ 25.00	\$ 15,800.00	N/A	N/A	YES	50	160
YES	\$ 538,339.00	\$ 1,476,693.00	\$ 96.00	\$ 45.00	\$ 33,345.00	\$ 8.00	N/A	N/A	YES	70	160
YES	\$ 443,315.00	\$ 1,476,693.00	\$ 96.00	\$ 22.00	\$ 18,020.00	\$ 8.00	N/A	N/A	YES	60	160
YES	\$ 143,136.00	\$ 1,476,693.00	\$ 83,184.00	\$ 96.00	\$ 22.00	\$ 4,680.00	\$ 8.00	N/A	YES	30	160
BR GENERAL CONTRACTING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 331,116.96	\$ 1,131,080.92	\$ 40.00	\$ 10.50	\$ 17.50	\$ 13,104.00	N/A	N/A	YES	30	145
YES	\$ 523,850.70	\$ 1,137,080.82	\$ 40.00	\$ 19.50	\$ 28,672.00	\$ 18.00	N/A	N/A	YES	65	145
YES	\$ 388,850.66	\$ 1,371,080.92	\$ 40.00	\$ 10.50	\$ 14,560.00	\$ 18.00	N/A	N/A	YES	30	145
YES	\$ 132,253.60	\$ 1,131,080.92	\$ 40.00	\$ 10.50	\$ 11,492.60	\$ 4,256.00	\$ 18.00	N/A	YES	20	145

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

CRENDENCE CONSTRUCTION dba CRYSTAL ROOFING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 352,621.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 20.00	\$ 2.00	N/A	N/A	YES	40	120
YES	\$ 590,818.00	\$ 1,454,813.00	\$ 40.00	\$ 8.00	\$ 2.00	\$ 2.00	N/A	N/A	YES	60	100
YES	\$ 384,124.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 2.00	\$ 2.00	N/A	N/A	YES	40	100
YES	\$ 127,250.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 6.00	\$ 2.00	\$ 2.00	N/A	YES	30	100
JJ RED COMMERICAL ROOFING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VIL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 460,000.00	\$ -	\$ 45.00	\$ 6.00	\$ 9.00	\$ 3.25	N/A	N/A	YES	50	N/A
YES	\$ 550,000.00	\$ -	\$ 45.00	\$ 6.00	\$ 3.25	\$ 4.50	N/A	N/A	YES	75	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
YES	\$ 127,050.00	\$ -	\$ -	\$ 45.00	\$ 6.00	\$ 3.25	\$ 6.00	N/A	YES	21	N/A

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

MAMMOTH SERVICES, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 407,688.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	35	140
YES	\$ 505,698.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	35	140
YES	\$ 462,088.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	60	140
YES	\$ 166,778.00	\$ 1,542,148.00	\$ 58,668.00	\$ 90.00	\$ 10.00	\$ 35.00	\$ 2.00	N/A	YES	35	140
QA ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 619,172.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 25.00	\$ 88,257.00	N/A	N/A	YES	103	320
YES	\$ 496,738.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 90,705.00	\$ 45.00	N/A	N/A	YES	119	320
YES	\$ 892,320.00	\$ 2,237,950.00	\$115.00	\$19.00	\$112,018.00	\$ 45.00	N/A	N/A	YES	210	320
YES	\$ 229,720.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 26,879.00	\$ 112,018.00	\$ 45.00	N/A	YES	73	320

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

SOUTH TEXAS BUILDCON, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 435,024.00	\$ 1,603,638.00	\$ 97.89	\$ 12.96	\$ 10.21	\$ 1.98	N/A	N/A	YES	60	75
YES	\$ 573,192.00	\$ 1,603,638.00	\$ 97.89	\$ 12.96	\$ 1.98	\$ 8.46	N/A	N/A	YES	65	75
YES	\$ 470,934.00	\$ 1,603,638.00	\$ 98.00	\$ 13.00	\$ 1.98	\$ 8.48	N/A	N/A	YES	60	75
YES	\$ 124,488.00	\$ 1,603,638.00	\$ 98.00	\$ 13.00	\$ 15.00	\$ 1.98	\$ 8.46	N/A	YES	21	75
VINCENT'S ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 590,000.00	\$ 2,010,000.00	\$ 70.00	\$ 10.00	\$ 30.00	\$ 20,000.00	N/A	N/A	YES	90	240
YES	\$ 450,000.00	\$ 2,010,000.00	\$ 70.00	\$ 30.00	\$ 20,000.00	\$ 4.00	N/A	N/A	YES	90	240
YES	\$ 710,000.00	\$ 2,010,000.00	\$ 70.00	\$ 10.00	\$ 15,000.00	\$ 4.00	N/A	N/A	YES	90	240
YES	\$ 260,000.00	\$ 2,010,000.00	\$ 45,000.00	\$ 70.00	\$ 10.00	\$ 5,000.00	\$ 4.00	N/A	YES	80	240

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

PRECISON RECONSTRUCTION GROUP, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 347,433.00	\$ 1,234,266.00	\$ 40.00	\$ 4.30	\$ 16.00	\$ 1.80	N/A	N/A	YES	30	120
YES	\$ 309,311.00	\$ 1,234,266.00	\$ 40.00	\$ 24.30	\$ 1.80	\$ 6.30	N/A	N/A	YES	30	120
YES	\$ 394,311.00	\$ 1,234,266.00	\$ 40.00	\$ 4.30	\$ 1.80	\$ 6.30	N/A	N/A	YES	30	120
YES	\$ 183,211.00	\$ 1,234,266.00	\$ 16,341.00	\$ 40.00	\$ 4.30	\$ 1.80	\$ 6.30	N/A	YES	30	120

REFERENCE VERIFICATION:

COMPANY: BR General Contractors

PROJECT: #2022-20 – Roof Replacements - Pathways @ Meadowbrook Under R4R-2022

Source:

1. San Antonio Water Systems-Facility Management-Phone: 210-233-2316

Contact: Mr. Carl Daylong - Amount of Contract - \$60,000.00

Comments: BR General Contractors completed painting services of ESCO and various sheds at one of SAWS facilities plant. The project completed on time and in budget and was the first project with firm, which was in 2020 and performed under one contract. No issues on administrative responsibilities. No change orders on project. The contractor team is experienced, with an adequate crew size, and provided good quality workmanship. The contractor provided all the required insurance and bonds for project. No warranty issues. We will work with BR General Contractors again. The project went smoothly and SAWS was satisfied with performance during the project.

2. Corpus Christi Housing Authority-Parkway Homes II - Phone: 361-889-3376

Contact: Mr. Lorenzo Buitron - Amount of Contract - \$210,000.00

Comments: The contractor was the lowest bidder on window replacement project at Parkway Homes II, which is a 44-unit complex. Contractor was did not finish the project on schedule but they did finish, project cost for impact windows was at \$210,000.00 with (1) change order. This was about the time COVID had started and getting material was beginning to affect productivity, they did go thru a few drywall repair crews but all in the entire entire completed job was good.

3. City of Round Rock-Home Repairs (CDBG Grant) - Phone: 512-755-4166

Contact: Ms. Liz Alvarado - Amount of Contract - \$37,010.00

Comments: The contractor performed home repairs on two houses in our inventory. Project was completed within the time allowed in the contract. These two home repairs were the only jobs that the contract did for CDBG program. On the administrative responsibilities, the pay requests for total contract amount were sent before the work was completed and I had to remind the admin office several times that we didn't pay until all work completed. One change order for one of the home repairs. Change order was needed to complete the HVAC work. This was something that was unforeseen and change order allowed. Regarding the contractor team experience, adequate crew size, and good quality workmanship; the project manager promised a time that team would show up to project site and then crew showed up hours later. They said that because they were traveling from New Braunfels they could not be a project site at early time. This was an inconvenience to homeowners as they have jobs and made arrangements with their employer to be home and the contractor did not show up. At one home, they left debris and nails in the yard. Contract clearly stated that all work had to be cleaned up at the end of the day. This was also communicated at the pre-construction meeting. The Contractor provided required insurance, builders' risk coverage, and bonds for the project. As per contract, all work will be warrantied, by contractor for 1 year. There was only one issue with plumbing and contractor warrantied the work. I would not work with this company again.

4. Housing Authority of the City of Austin - Phone 512-477-4488 Extension 1124

Contact: Mr. James Teasdale in the amount of approximately \$72,370.

Comments: Projects underway for the authority includes; exterior renovations at Pathways @ Coronado Hills.



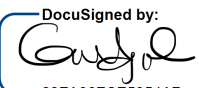
September 14, 2022

To Whom It May Concern:

The Housing Authority of the City of San Antonio, Texas (Opportunity Home) provides housing assistance to children, adults, and seniors. The agency manages nearly 70 Public Housing Communities, 27 mixed-income apartment complexes, and administers over 13,000 rental vouchers throughout the San Antonio area.

Opportunity Home utilizes the services of various categories of vendors to maintain its Public Housing Communities and apartment complexes. BR General Contractors has been a vendor for Opportunity Home since October 12, 2020. They have been engaged by the Agency to provide services to include Fence Repairs at Converse Ranch; New Roof 410-414 SW 28th Street; Rehabilitation of a Fire Damaged Apartment at Cross Creek Apartments; Rehabilitation of a Fire Damaged Unit at 1112 Vera Cruz; Repairs to 2819 Cherry Field; Exterior and Interior Painting Agency-Wide; Shingle Roof Repair and Limited Replacement Agency-Wide; Removal, Repair and Replacement of Shingle Roofs at Dietrich Road Apartments; Siding Repairs at Riverside; Siding Repair and Replacement at Villa de Valencia; Make-Ready for Victoria Plaza, Make-Ready for Unit 101 Riverside, and Make-Ready for 5114 Stockman Drive. They have performed satisfactorily under all awarded contracts.

Sincerely,

DocuSigned by:

23FA86FCE5954A7...
George Ayala

Director of Procurement

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02781

PLANNING AND DEVELOPMENT

ITEM NO. 14.

MEETING DATE: December 7, 2022

STAFF CONTACT: Jimi Teasdale, Planning & Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02781: Roofing Replacements for Pathways at Thurmond Heights Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$384,124.00

ACTION

The Board is being asked to approve a contract for Roofing Replacements for Pathways at Thurmond Heights Apartments.

SUMMARY

Background:

The winter season of early 2021 produced significant hailstorms that damaged the majority of HACA's apartment communities in the PAMI portfolio. Eleven of 16 properties incurred hail impact damages that qualified for claims with our insurance carrier, to replace their existing shingle roofing. This project will only address shingle roofing and not any TPO (thermal plastic overlay) roof areas, which did not incur damages due to the resilient nature of that type of roofing. In phase I and II, six sites, Manchaca II, Coronado Hills, Santa Rita Courts, Booker T. Washington Terraces, Gaston Place, and Georgian Manor have already had this work completed over the past year. Phase III is the remaining sites of Meadowbrook, Bouldin Oaks, Thurmond Heights, and Manchaca Village.

For all sites, HACA's Planning & Development team worked with an architectural firm to produce the plan-sets and specifications needed to publicly advertise and solicit bids for the project, utilizing the online Housing Agency Marketplace procurement system.

The scope of work for all sites is relatively identical, with full demo/removal of all damaged roofing down to the decking, and new shingle roofing systems installed back, utilizing HACA's standard requirements for such work. Underlying needs for decking replacements, fascia repairs, flashing, and other typically related work will be completed on a Unit Pricing basis, as captured in the bid forms. The work at each site will address all damaged buildings of each property, as warranted, and includes:

Pathways at Thurmond Heights Apartments - All seventy-two (72) residential buildings,

management/community office building, storage building and a mail kiosk in the amount of \$384,124.00.

Process:

An Invitation for Bid was advertised in The Austin American Statesman on Tuesday, September 13, 2022 and again on Monday, September 19, 2022, and faxed Monday, September 12, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Thirty (30) Project Manuals were distributed and nine (9) Bid Proposals were submitted. Bids were received electronically on October 14, 2022 by 5:00 p.m., local time.

Staff Recommendation:

Of the nine (9) submitted bid proposals, Credence Construction, LLC dba Crystal Roofing, LLC was the lowest qualified bidder. Based on the satisfactory reference verifications, staff recommends award of contract to Credence Construction, LLC dba Crystal Roofing, LLC.

The attached document Summary of Bids provides more information on bid amounts and proposed timelines.

ATTACHMENTS:

- ▣ **Bid Process/Summary of Bids**
- ▣ **Reference Verification**

RESOLUTION NO. 02781

**APPROVING THE AWARD OF CONTRACT FOR ROOFING REPLACEMENTS FOR
PATHWAYS AT THURMOND HEIGHTS APARTMENTS**

WHEREAS, On October 14, 2022, the Housing Authority of the City of Austin received bid submissions electronically for Roofing Replacements for Pathways at Thurmond Heights Apartments; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by Credence Construction, LLC dba Crystal Roofing, LLC be accepted as the most responsible and responsive bid in the amount of \$384,124.00;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to accept the bid as submitted by Credence Construction, LLC dba Crystal Roofing, LLC, and award such contract;

PASSED, APPROVED AND ADOPTED this 7th day of December 2022

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

BID PROCESS: An Invitation for Bid was advertised in *The Austin American Statesman* on Tuesday, September 13, 2022 and again on Monday, September 19, 2022, and faxed Monday, September 12, 2022 to the minority/small business organizations designated in the HACA Procurement Policy. The IFB was also sent to numerous plan rooms and advertised on the HACA website and in the Housing Agency Marketplace e-procurement website.

Thirty (30) Project Manuals were distributed and Nine (9) Bid Proposals were submitted. Bids were received electronically on October 14, 2022 by 5:00 p.m., local time.

Plan Holder	Bid Amount	MBE/WBE
Virtual Builders Exchange 4047 Naco-Perrin Suite 100 San Antonio, TX 78217 210-564-6900; Contact: Heather Hope	<u>NO BID RECEIVED</u>	NO
McGraw Hill Construction Dodge Reports 4300 Beltway Place Suite 180 Arlington, TX 76018 817-375-2955; Contact: Plan Center/Kirstin Klutch	<u>NO BID RECEIVED</u>	NO
Reed Construction Data 30 Technology Parkway South Suite 500 Norcross, GA 30092-2912 800-876-4045; Contact: Lourd Abad/Document Processing Center	<u>NO BID RECEIVED</u>	NO
Associated General Contractors of America San Antonio Chapter 10806 Gulfdale San Antonio, TX 78216 210-349-4921; Contact: Mary Lugo/Dana Marsh	<u>NO BID RECEIVED</u>	NO
Construction Data-CDC-News 4201 West Parmer Lane Bldg. # Suite 200 Austin, TX 78727 800-872-7878; Contact: Plan Room Center/Toni Lawson	<u>NO BID RECEIVED</u>	NO
AGC Austin 609 South Lamar Austin, TX 78704 512-804-2796; Contact: Toni Osberry	<u>NO BID RECEIVED</u>	NO
CMD 333 E. Butterfield Road, Suite 600 Lombard, IL 60148 630-258-7983; Contact: Sherwin De Peralta/Fonda Rosenfeldt	<u>NO BID RECEIVED</u>	NO
iSqFt Plan Room 4500 Lake Forest Drive, Suite 502 Cincinnati, OH 45242 1-800-364-2059, ext 702; Contact: Kyle Bellomy	<u>NO BID RECEIVED</u>	NO
AMTEK Information Services (Austin Plan Room) 7801 N. Lamar, Suite-A137 Austin, TX 78752 512-323-0508; Contact: John Rugh	<u>NO BID RECEIVED</u>	NO

- **AWARD OF CONTRACT:** Bids were submitted electronically opened and recorded by James Teasdale, Planning & Development Director, and Christina Huerta, Modernization Specialist.
- The low bidder for Pathways at Meadowbrook Apartments, *Credence Construction, LLC dba Crystal Roofing, LLC* was determined to be responsive – Bid Proposal, Non-Collusive Affidavit, Certification of Bidder Regarding Debarment, Equal Employment Opportunity, and Contractor's Qualification Statement, were complete & executed, as required.
- Reference verifications for Credence Construction, LLC dba Crystal Roofing, LLC were performed, with all positive results.

Vendors Who Have Downloaded Solicitation #: HACA Project #2022-20 - Roofing Replacements @ Multiple (4) HACA Properties

Total # of companies: 29

Total # of individuals: 30

Do you wish the prospective proposers to see this list?

Note: Date/Time Viewed and Submission Status will NOT be shown to vendors.

Currently prospective proposers CANNOT see this list.

[Click here for Submission Status definitions](#)

Company	Date/Time Downloaded	Contact Name	Phone	City, State	MWBE Status	Submission Status
AA National Roofing	09/19/2022 04:25 PM CDT	Jaime Gonzalez	254-379-4339	Elm Mott, TX	Hispanic-American Business Enterprise	Responded 10/14/2022 04:07 PM 1 attachment(s)
BR General Contractors LLC	10/07/2022 09:45 AM CDT	Alma Hocker	201-504-4630	New Braunfels, TX	Woman-owned Business Enterprise	Will Submit
Bulletproof Roofing	09/12/2022 11:40 AM CDT	Joel Carrillo	915-706-0358	San Elizario, TX		Will Submit
CMD Group	09/14/2022 11:30 AM CDT	Angel Lazaga	323-602-5079	Norcross, GA		N/A
constructconnect	09/28/2022 03:06 AM CDT	Sara Hutchison	800-364-2059 Ext. 7069	Cincinnati, OH		
Contractors Plus Roofing & Construction	09/12/2022 12:23 PM CDT	Tiffany Simmons	972-339-8866	Dallas, TX	Woman-owned Business Enterprise African-American Business Enterprise	Might Bid
Coomes Maintenance	10/05/2022 08:16 AM CDT	Stephen Coomes	706-215-1544	Hope Hull, AL		
Cordova Construction Company, Inc.	09/12/2022 12:46 PM CDT	Christina Manis	936-564-0485	Nacogdoches, TX	Hispanic-American Business Enterprise	
Crystal Roofing	09/12/2022 09:44 AM CDT	Benny Devassykuty	469-422-8945	Lewisville, TX	Asian Indian-American Business Enterprise	Responded 10/13/2022 11:27 PM 1 attachment(s)
Dan Dean Investments	10/14/2022 11:39 AM CDT	Dan Dean	847-489-4991	Island Lake, IL		
DH & Company	09/13/2022 11:45 PM CDT	Dara Harsh	888-447-2348 Ext. 48	Maricopa, AZ		
Dodge Data and Analytics	09/12/2022 02:04 PM CDT	Brandi Flanagan	817-527-8232	Grand Prairie, TX		N/A
GLOBAL PARTNERS CONSTRUCTION SERVICES	09/16/2022 08:09 AM CDT	Gary Mcpheron	567-408-0039	Toledo, OH		
HCS Inc. Commercial General Contractor	09/15/2022 02:40 PM CDT	Mike Ballerino	254-829-3200	Waco, TX		
Integrated Marketing Systems	09/13/2022 01:17 AM CDT	Brannon Cody	858-490-8800	San Diego, CA		
JAMS Contracting	09/12/2022 10:05 AM CDT	Andrew Cardenas	325-300-6526	San Angelo, TX	Hispanic-American Business Enterprise	
JJ Red Commercial Roofing, LLC	10/10/2022 07:51 AM CDT	Robert Edwards	214-394-0930	Desoto, TX	African-American Business Enterprise	Responded 10/14/2022 03:17 PM 5 attachment(s)
Mammoth Services LLC	09/29/2022 11:11 AM CDT	Trisha Lira	832-416-1566	Houston, TX	Woman-owned Business Enterprise Hispanic-American Business Enterprise	Responded 10/14/2022 04:59 PM 1 attachment(s)
MW Cole Construction LLC	09/14/2022 07:16 PM CDT	Troy Davis	317-786-3884	The Villages, FL		
Precision Reconstruction Group	09/13/2022 02:28 PM CDT	Ryan Curtis	817-819-2678	Forney, TX	Woman-owned Business Enterprise	Will Submit
PWXPRESS	09/13/2022 04:17 PM CDT	Mary Miller	408-676-8941	Jacksonville, FL	Woman-owned Business Enterprise	

QA Roofing, Inc.	09/12/2022 08:45 AM CDT	Gini Ward	512-350-4891	Austin, TX		Responded 10/14/2022 03:08 PM 8 attachment(s)
Servpro of Bay County	09/15/2022 12:20 PM CDT	John Carr	850-624-9138	Panama City, FL	Woman-owned Business Enterprise	Will Submit
South Texas BuildCon, LLC	09/22/2022 05:49 PM CDT	Esther Rodriguez	956-212-6832	Mcallen, TX		Responded 10/14/2022 11:31 AM 1 attachment(s)
Techline Roofing and Restoration	10/07/2022 04:01 PM CDT	Patrick Buckley		Canyon Lake, TX	Woman-owned Business Enterprise	Will Submit
Techline Roofing and Restoration	10/07/2022 02:26 PM CDT	Jessica Neal	210-710-5308	Canyon Lake, TX	Woman-owned Business Enterprise	
Texas True	10/09/2022 12:27 PM CDT	Cody Proctor	512-656-6615	Austin, TX		
Vincent's Roofing, Inc.	09/30/2022 06:37 AM CDT	Theresa Chovanec	979-247-4587 Ext. 114	La Grange, TX	Hispanic-American Business Enterprise	Responded 10/13/2022 10:08 AM 1 attachment(s)
Virtual Builders Exchange	09/15/2022 12:42 PM CDT	Jeannette Olguin	210-564-6900 Ext. 124	San Antonio, TX		
Works in Progress	09/29/2022 11:13 PM CDT	Trip Burton	772-781-2144	Stuart, FL		

Supplier Diversity Classification Totals

PLEASE NOTE: Some firms may be classified in multiple categories, which may result in percentages being more than 100%.

African-American Business Enterprise: 2 (7%)
Asian Indian-American Business Enterprise: 1 (3%)
Hispanic-American Business Enterprise: 5 (17%)
None (not Woman- or Minority-owned): 16 (53%)
Woman-owned Business Enterprise: 8 (27%)

Section 3 Business: 4 (13%)

Contact

Customer Support: 1-866-526-9266

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BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

AA ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 351,903.00	\$ 1,476,693.00	\$ 96.00	\$ 28.00	\$ 25.00	\$ 15,800.00	N/A	N/A	YES	50	160
YES	\$ 538,339.00	\$ 1,476,693.00	\$ 96.00	\$ 45.00	\$ 33,345.00	\$ 8.00	N/A	N/A	YES	70	160
YES	\$ 443,315.00	\$ 1,476,693.00	\$ 96.00	\$ 22.00	\$ 18,020.00	\$ 8.00	N/A	N/A	YES	60	160
YES	\$ 143,136.00	\$ 1,476,693.00	\$ 83,184.00	\$ 96.00	\$ 22.00	\$ 4,680.00	\$ 8.00	N/A	YES	30	160
BR GENERAL CONTRACTING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 331,116.96	\$ 1,131,080.92	\$ 40.00	\$ 10.50	\$ 17.50	\$ 13,104.00	N/A	N/A	YES	30	145
YES	\$ 523,850.70	\$ 1,137,080.82	\$ 40.00	\$ 19.50	\$ 28,672.00	\$ 18.00	N/A	N/A	YES	65	145
YES	\$ 388,850.66	\$ 1,371,080.92	\$ 40.00	\$ 10.50	\$ 14,560.00	\$ 18.00	N/A	N/A	YES	30	145
YES	\$ 132,253.60	\$ 1,131,080.92	\$ 40.00	\$ 10.50	\$ 11,492.60	\$ 4,256.00	\$ 18.00	N/A	YES	20	145

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

CRENDENCE CONSTRUCTION dba CRYSTAL ROOFING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 352,621.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 20.00	\$ 2.00	N/A	N/A	YES	40	120
YES	\$ 590,818.00	\$ 1,454,813.00	\$ 40.00	\$ 8.00	\$ 2.00	\$ 2.00	N/A	N/A	YES	60	100
YES	\$ 384,124.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 2.00	\$ 2.00	N/A	N/A	YES	40	100
YES	\$ 127,250.00	\$ 1,454,813.00	\$ 40.00	\$ 3.00	\$ 6.00	\$ 2.00	\$ 2.00	N/A	YES	30	100
JJ RED COMMERICAL ROOFING, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VIL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 460,000.00	\$ -	\$ 45.00	\$ 6.00	\$ 9.00	\$ 3.25	N/A	N/A	YES	50	N/A
YES	\$ 550,000.00	\$ -	\$ 45.00	\$ 6.00	\$ 3.25	\$ 4.50	N/A	N/A	YES	75	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
YES	\$ 127,050.00	\$ -	\$ -	\$ 45.00	\$ 6.00	\$ 3.25	\$ 6.00	N/A	YES	21	N/A

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

MAMMOTH SERVICES, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 407,688.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	35	140
YES	\$ 505,698.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	35	140
YES	\$ 462,088.00	\$ 1,542,148.00	\$ 90.00	\$ 10.00	\$ 20.00	\$ 0.35	N/A	N/A	YES	60	140
YES	\$ 166,778.00	\$ 1,542,148.00	\$ 58,668.00	\$ 90.00	\$ 10.00	\$ 35.00	\$ 2.00	N/A	YES	35	140
QA ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDA	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 619,172.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 25.00	\$ 88,257.00	N/A	N/A	YES	103	320
YES	\$ 496,738.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 90,705.00	\$ 45.00	N/A	N/A	YES	119	320
YES	\$ 892,320.00	\$ 2,237,950.00	\$115.00	\$19.00	\$112,018.00	\$ 45.00	N/A	N/A	YES	210	320
YES	\$ 229,720.00	\$ 2,237,950.00	\$ 115.00	\$ 19.00	\$ 26,879.00	\$ 112,018.00	\$ 45.00	N/A	YES	73	320

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

SOUTH TEXAS BUILDCON, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 435,024.00	\$ 1,603,638.00	\$ 97.89	\$ 12.96	\$ 10.21	\$ 1.98	N/A	N/A	YES	60	75
YES	\$ 573,192.00	\$ 1,603,638.00	\$ 97.89	\$ 12.96	\$ 1.98	\$ 8.46	N/A	N/A	YES	65	75
YES	\$ 470,934.00	\$ 1,603,638.00	\$ 98.00	\$ 13.00	\$ 1.98	\$ 8.48	N/A	N/A	YES	60	75
YES	\$ 124,488.00	\$ 1,603,638.00	\$ 98.00	\$ 13.00	\$ 15.00	\$ 1.98	\$ 8.46	N/A	YES	21	75
VINCENT'S ROOFING, INC.											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 590,000.00	\$ 2,010,000.00	\$ 70.00	\$ 10.00	\$ 30.00	\$ 20,000.00	N/A	N/A	YES	90	240
YES	\$ 450,000.00	\$ 2,010,000.00	\$ 70.00	\$ 30.00	\$ 20,000.00	\$ 4.00	N/A	N/A	YES	90	240
YES	\$ 710,000.00	\$ 2,010,000.00	\$ 70.00	\$ 10.00	\$ 15,000.00	\$ 4.00	N/A	N/A	YES	90	240
YES	\$ 260,000.00	\$ 2,010,000.00	\$ 45,000.00	\$ 70.00	\$ 10.00	\$ 5,000.00	\$ 4.00	N/A	YES	80	240

BID TABULATION

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PROJECT #2022-20

ROOFING REPLACEMENTS

PATHWAYS @ MEADOWBROOK, PATHWAYS @ BOULDIN OAKS, PATHWAYS @ THURMOND HEIGHTS, PATHWAYS @ MANCHACA VILLAGE

BID OPENING BY ELECTRONIC SUBMISSION

OCTOBER 14, 2022 BY 5:00PM

PRECISON RECONSTRUCTION GROUP, LLC											
BID BOND	BASE BID #1 MEADOWBROOK BOULDIN OAKS THURMOND MANCHACA VILL	BASE BID #2	UNIT PRICE ITEM 3	UNIT PRICE ITEM 4	UNIT PRICE ITEM 5	UNIT PRICE ITEM 6	UNIT PRICE ITEM 7	UNIT PRICE ITEM 8	ADDENDAS	DAYS TO COMPLETE BASE BID #1	DAYS TO COMPLETE BASE BID #2
YES	\$ 347,433.00	\$ 1,234,266.00	\$ 40.00	\$ 4.30	\$ 16.00	\$ 1.80	N/A	N/A	YES	30	120
YES	\$ 309,311.00	\$ 1,234,266.00	\$ 40.00	\$ 24.30	\$ 1.80	\$ 6.30	N/A	N/A	YES	30	120
YES	\$ 394,311.00	\$ 1,234,266.00	\$ 40.00	\$ 4.30	\$ 1.80	\$ 6.30	N/A	N/A	YES	30	120
YES	\$ 183,211.00	\$ 1,234,266.00	\$ 16,341.00	\$ 40.00	\$ 4.30	\$ 1.80	\$ 6.30	N/A	YES	30	120

REFERENCE VERIFICATION:

COMPANY: Credence Construction, LLC dba Crystal Roofing, LLC

PROJECT: #2022-20- Pathways @ Thurmond Under R4R-2022

Source:

1. Bowling Green Housing Authority-Summit View Apartments-Phone: 270-991-1714

Contact: Mr. William Baxter - Amount of Contract - \$400,000.00

Comments: Crystal roofing was awesome to work with, very professional and did great work. I would use them for any roofing projects I have.

2. Texoma Housing Partners-Bohnam & Trenton, Texas - Phone: 903-640-2042

Contact: Mr. Weston Bush - Amount of Contract - \$135,000.00

Comments: Crystal Roofing replaced the old asphalt shingle roofs and decking/sheeting as needed with the new GAF timberline roofing system for 22 duplex apartments located in Bonham and Trenton, Texas for Texoma Housing Partners. They were completed ahead of time and they laid out there schedule and got with me before starting the project. They stayed well within the budget as well. This was the first project with us. Administrative responsibilities were very professional and organized with this. No change orders needed all items were in the specs. The contractor team was experienced, had adequate crew size, and provided good quality workmanship. Absolutely, very professional, and very good work A+++. The contractor provided required insurance, builders' risk coverage, and bonds for project. No issues at all, have not had one problem with the work regarding full warranty or a need for warranty call in the first year, post completion. Project completed in February/March 2021. Would absolutely work with Crystal Roofing again. Crystal Roofing are very good and professional; they will stay in touch during the entire process of the project.

3. Fort Worth Housing Solutions-Villas by the Park & Hillside Apartments - Phone: 817-333-2102

Contact: Ms. Jeannine Charles, MBA –Procurement Manager - Amount of Contracts - \$469,434.17

Comments: The project scope was to replace the old composite shingles roof with new for 15 apartment buildings of the Villas by the Park Apartments, which includes but not limited to roof, gutters, downspouts and any damaged decking replacement for \$370,953.17. Second project was installation of new gutters and downspouts for 58 buildings at Hillside Apartments for \$98,481. The projects completed on time and in budget. Completed according the NTP issued. Working relationship with the firm has been for two (2) years. Crystal Roofing was responsive on all requests regarding administrative responsibilities. Change orders issued were truly for unforeseen issues and properly justified by both Crystal Roofing & FWHS. The contractor team was experienced, had adequate crew size, and provided good quality workmanship. The contractor provide required insurance, builders' risk coverage, and bonds for each project, No issues regarding full warranty or a need for warranty calls in the first year or post completion to date. Yes, would work with Crystal Roofing again. No other comments at this time on the contractor's firm, and their performance with the Fort Worth Housing Solutions.