

A draft of the 5-Year and 2026 Annual Public Housing Authority Plan (PHA Plan)

Attached is a draft of the 5-Year and 2026 Annual Public Housing Authority Plan (PHA Plan) that was approved by the TDHCA Governing Board on May 8, 2025. The version herein is the version that will constitute the official version for purposes of public comment.

Public Comment

Public Comment Period: **Starts: 8:00 a.m. Friday, May 23, 2025**
 Ends: 5:00 p.m. Tuesday, July 8, 2025

Comments received after 5:00 p.m. on Tuesday, July 8, 2025 will not be accepted.

Written comments may be submitted, in hard copy/fax or electronic formats to:

Texas Department of Housing and Community Affairs
Attn: Andre Adams, Section 8 Manager
P.O. Box 13941
Austin, Texas 78711-3941
Email: andre.adams@tdhca.texas.gov

A public hearing will be held on Tuesday, July 8, 2025 beginning at 2:00 p.m. Central time and ending at 3:00 p.m. at:

Texas Department of Housing and Community Affairs
221 E 11th Street, Room 129
Austin, Texas 78701

Written comments may be submitted in hard copy or email formats within the designated public comment period. Those making public comment are encouraged to reference the specific draft rule, policy, or plan related to their comment as well as a specific reference or cite associated with each comment.

Please be aware that all comments submitted to the TDHCA will be considered public information.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Street Address: 221 East 11th Street, Austin, TX 78701
Mailing Address: PO Box 13941, Austin, TX 78711-3941
Main Number: 512-475-3800 Toll Free: 1-800-525-0657
Email: info@tdhca.texas.gov Web: <http://www.tdhca.texas.gov>

Propuesta del plan quinquenal y el plan anual de 2026 de la Autoridad de Vivienda Publica (Plan PHA) del Programa Sección 8.

Se adjunta la propuesta del plan quinquenal y el plan anual de 2026 de la Autoridad de Vivienda Publica (Plan PHA) del Programa Sección 8 que fue aprobado por la Junta Directiva del Departamento de Vivienda Y Asuntos Comunitarios el 8 de mayo de 2025. La versión adjunta es la versión que constituirá la versión oficial para propósitos de comentario público.

Comentario Público

Período de comentario público: **Comienza: 8:00 a.m. del viernes 23 de mayo de 2025**
Finaliza: 5:00 p.m. del martes 8 de julio de 2025

Comentarios recibidos después de las 5:00 p.m. el martes 8 de julio de 2025 no serán aceptados.

Se pueden enviar comentarios por escrito, en copia impresa/fax o en formato electrónico a:

Departamento de Vivienda y Asuntos Comunitarios de Texas
A la atención de: Andre Adams, Gerente de la Sección 8
P.O. Box 13941
Austin, Texas 78711-3941
Correo electrónico: andre.adams@tdhca.texas.gov

Se llevará a cabo una audiencia pública el martes 8 de julio de 2025, a partir de las 2:00 p.m., hora del centro, y finalizando a las 3:00 p.m. en:

Departamento de Vivienda y Asuntos Comunitarios de Texas
221 E 11th Street, Cuarto 129
Austin, Texas 78701

Los comentarios por escrito se pueden enviar en formato impreso o por correo electrónico dentro del período designado para comentarios públicos. Los que hagan comentarios públicos son animados a hacer referencia a la propuesta de regla, póliza o plan específico relacionado con su comentario, así como a una referencia o cita específica asociada con cada comentario.

Por favor tenga en cuenta que todos los comentarios enviados al Departamento de Vivienda y Asuntos Comunitarios de Texas se considerarán información pública.

DEPARTAMENTO DE VIVIENDA Y ASUNTOS COMUNITARIOS DE TEXAS

Dirección física: 221 East 11th Street, Austin, TX 78701
Dirección de correspondencia: PO Box 13941, Austin, TX 78711-3941
Número principal: 512-475-3800 Número gratuito: 1-800-525-0657
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5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: XX/XX/2027
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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. 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-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.																																
A.1	<div> <div> PHA Name: <u>Texas Department of Housing and Community Affairs</u> PHA Code: <u>TX-901</u> </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>09/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <div> <input type="checkbox"/> Revised 5-Year Plan Submission </div> </div> </div> <div> <p>Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> </div> <div> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </div> <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 all PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>The Texas Department of Housing and Community Affairs (TDHCA) mission is to administer its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically and develop high quality affordable housing which allows Texas communities to thrive. TDHCA accomplishes this mission by administering a variety of housing and community affairs programs. A primary function of TDHCA is to act as a conduit for federal grant funds for housing and community services; however, because several major housing programs require the participation of private investors and private lenders, TDHCA also operates as a housing finance agency.</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 5 years.</p> <ol style="list-style-type: none"> 1. PHA Goal: Expand housing opportunities by assessing the potential for administering specialized voucher programs. 2. PHA Goal: Address the need for quality affordable rental housing. 3. PHA Goal: Promote stable housing to improve quality of life. 4. PHA Goal: Increase Customer Service. 5. PHA Goal: Enhance the Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) submission rate and correct any fatal errors in a timely manner. 6. PHA Goal: Increase choice in affordable housing and housing assistance. 7. PHA Goal: Sustain high-performer status under SEMAP.

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.

1. PHA Goal: Expand housing opportunities by assessing the potential for administering specialized voucher programs.

Expanding housing opportunities is a key priority for the Housing Choice Voucher (HCV) Section 8 program, particularly in meeting the varied needs of individuals and families experiencing housing instability.

- The Department was able to increase landlord participation, and outreach by actively recruiting landlords through a security deposit program offering incentives encouraging landlords to accept vouchers. This approach helps expand housing options and fosters collaboration between landlords and housing authorities.
- The Department focuses on expanding housing opportunities by applying for new vouchers, securing financial aid for rental units, and exploring new program initiatives. These efforts involve analyzing housing market trends, identifying service gaps, and collaborating with community partners. Specialized programs like Veterans Affairs Supportive Housing (VASH) program for veterans, Mainstream Vouchers for individuals with disabilities, and the Foster Youth to Independence (FYI) Initiative Voucher (HCV) assistance to eligible youth aged 18 to 24 who have aged out of foster care or are at risk of homelessness. By leveraging these specialized programs and fostering partnerships, the Department can enhance access to stable, affordable housing while promoting inclusivity and community well-being.
- The Department has requested a waiver of 24 CFR §982.207(b)(3) regarding a targeted preference based on a specific disability in the Project Access pilot program. This waiver was previously granted, but expired on March 10, 2025. This waiver would allow the Department to continue to operate its Project Access pilot program consistent with the current program design. The Department would set aside 20 vouchers for households exiting Texas State Psychiatric Hospitals. The prior waiver allowed for 10 vouchers, but the waiting list has grown over time so an additional 10 vouchers are requested within the pending waiver request. Should the waiver be granted, the Department will continue to operate its pilot for this special population.
- Ensure the utilization rate of Housing Choice Vouchers (HCV) remains steady at 98%. Similarly, maintain a 98% utilization rate for the Mainstream Voucher Program and Veterans Assistance Supportive Housing (VASH), which is specifically designed to support non-elderly individuals with disabilities. These efforts ensure maximum efficiency in addressing housing needs within the community.

2. PHA Goal: Address the need for quality affordable rentals.

To increase the supply of quality affordable rentals through innovative strategies that encourage landlord participation, enhance tenant satisfaction, and ensure compliance with program guidelines. These efforts aim to improve housing accessibility for low-income families and contribute to the long-term stability of communities.

- Strengthen partnerships with landlords and property owners by offering incentives such as expedited inspection processes and security deposit assistance to encourage participation in affordable housing programs.
- Utilize data-driven tools to monitor and improve housing quality standards and tenant satisfaction.

- Enhance accessibility and efficiency in affordable housing programs by simplifying and digitizing application systems for landlords and tenants. This includes utilizing a newly implemented housing database to centralize information, streamline processes, and provide real-time updates, ultimately expanding housing opportunities and improving community collaboration.
- Offering incentives to landlords, such as expedited inspection processes, and assisting with tenant security deposit, encouraging participation in affordable housing programs.

3. PHA Goal: Promote stable housing to improve quality of life.

Stable housing serves as a foundation for individuals and families to achieve greater economic security, better health outcomes, and an improved overall quality of life. For recipients of the Housing Choice Voucher (HCV) Section 8 program, stable housing is more than just a roof over their heads. It is the key to accessing education, employment opportunities, healthcare, and social services. Stable housing reduces the likelihood of homelessness, housing insecurity, and displacement.

- Promoting sustainable housing practices is crucial for ensuring long-term housing affordability and stability. Collaborating with landlords to maintain rental properties in excellent condition helps preserve their value while providing tenants with safe and comfortable living spaces.
- Through better practices, the Department has been able to encourage landlords to prioritize property upkeep. In doing so, this not only reduces the risk of costly repairs but also supports the continued affordability of units, enabling low-income families to secure stable housing without fear of sudden rent increases due to maintenance issues.
- Foster safe and sanitary housing for all households through on-time housing quality inspections. The Department contracted a third-party certified inspection company that specializes in the HUD Housing quality standards. They inspect initial, annual, and complaint inspections. The Department requires our participating landlords and owners to comply with Housing Quality Standards as required by HUD.

4. PHA Goal: Increase Customer Service

Customer service is a cornerstone of the Housing Choice Voucher (HCV) Section 8 program, as it plays a vital role in ensuring positive experiences for voucher holders, landlords, and community stakeholders. Efficient and effective customer service fosters trust, strengthens relationships, and ensures that participants can access housing assistance with ease and dignity. When customers feel supported and valued, they are more likely to engage with program resources, fulfill their responsibilities, and achieve long-term housing stability.

- Automate more functions to provide increased quality of service such as web-based applications, increase web capabilities, portals, and interactive voice response systems.
- The Department established a clear and accessible communication platform through a dedicated online portal to assist participants and landlords. Increase the number of participants submitting requests updating their family composition, income, and for landlord to request rent increase and verify payments through Rent café. This has allowed the Department to save costs by eliminating the need to pay for postage and envelopes.

5. PHA Goal: Improve the Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) submission rate and correct any fatal errors in a timely manner.

The Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) serves as a critical tool for tracking and managing data related to public housing and voucher programs, including Housing Choice Vouchers (HCV). Accurate and timely submissions to IMS/PIC are essential for ensuring compliance with HUD regulations, maintaining program funding, and effectively managing housing resources.

- The Department continues its commitment and dedication to enhancing the IMS/PIC submission rate and promptly addressing fatal errors upholding the highest standards of program integrity and compliance.
- Achieving a multifaceted approach that includes comprehensive training for staff to ensure proficiency in accurate data entry and system navigation. The Department has established clear protocols for conducting regular data reviews, enabling early detection and resolution of inconsistencies. Leveraging tools further facilitates the identification and correction of errors in real time, minimizing disruptions in reporting processes.
- The Department fosters close collaboration with other Public Housing Authorities (PHAs) and HUD to secure timely technical support and system updates, ensuring seamless operations to drive continuous improvement.
- The Department prioritized the establishment of performance metrics that monitor submission rates and track error resolution times, reinforcing compliance with HUD requirements and maintaining the overall effectiveness of its programs. These measures help to achieve operational excellence and support the communities it serves.

6. PHA Goal: Increase choice in affordable housing and housing assistance through the following objective.

The Department plays a vital role in addressing housing insecurity by empowering families and individuals to access safe, quality, and affordable housing. However, limited housing options in certain neighborhoods can constrain the program's ability to meet its full potential. Increasing choice in affordable housing ensures that voucher recipients are not confined to areas of concentrated poverty or declining structures but instead could move to neighborhoods that offer better economic prospects, educational resources, and overall quality of life. In addition to the following objectives:

- Maintaining appropriate voucher payment standards is critical to ensuring both affordability for program participants and the sustainability of the Housing Choice Voucher (HCV) program. Aligning payment standards with Fair Market Rent (FMR) levels, the Department can better reflect current market rental prices, easing the financial burden on low-income families while improving their access to quality housing.
- TDHCA takes a data-driven approach by analyzing rental market trends and strategically adjusting payment standards to help voucher holders remain competitive in securing housing.
- The department manages program resources within its voucher baseline, enabling it to serve the maximum number of eligible participants while maintaining operational efficiency. To support successful voucher utilization and lease-ups across units of varying bedroom sizes, TDHCA has established payment standards allowing rent payments up to 100% of the area's SAFMR, or FMR where the SAFMR is not published by HUD, across all bedroom categories, and up to 120% of the SAFMR for its tenant-based HUD VASH and Emergency Housing Voucher programs.
- The Department received an award to administer 25 additional HUD-VASH vouchers on or after March 1, 2025 within its jurisdiction, providing critical assistance to veterans in need.

	<ul style="list-style-type: none"> • The Department recently collaborated with the Texas Department of Family and Protective Services (DFPS) and has formalized a Memorandum of Understanding and begun accepting referrals for Foster Youth to Independence (FYI) eligible youth, ensuring housing opportunities for vulnerable populations. Through these efforts, the Department remains committed to alleviating housing challenges and fostering stability for those it serves. • The Department continues to collaborate with the Department of Health and Human Services to meet the unique needs of elderly individuals, people with a disability, and families transitioning out of nursing facilities, board and care, rehabilitation centers, and state hospitals. <p>7. PHA Goal: Sustain high-performer status under SEMAP.</p> <p>The Department remains committed to maintaining its high-performer status under the Section Eight Management Assessment Program (SEMAP) through consistent and strategic efforts. Following the achievement of high-performer status for FY2022-2024 SEMAP submissions, the Department continues to uphold thorough standards within the HCV program ensuring the delivery of quality housing assistance to eligible families fostering a culture of accountability and excellence, in addition to the following objectives:</p> <ul style="list-style-type: none"> • Maintain rigorous performance metrics by conducting regular evaluations of SEMAP indicators. • Continue ongoing staff training to ensure efficient and accurate program administration. • Periodic reviews of tenant files for accuracy have contributed to the development of internal processes and procedures, enhancing compliance with program rules and regulations.
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 survivors of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Department will continue to comply with all requirements of HUD’s Violence Against Women Act (VAWA) and its amendments.</p>
B.5	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>N/A</p>
C.	Other Document and/or Certification Requirements.
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>C.2</p>	<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</p> <p><input type="checkbox"/> <input 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>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4

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

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

Y N
☐ ☐

(b) If yes, include Challenged Elements.

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 survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).
- B.5 Project-Based Activities.** If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

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 (24 CFR 903.7(s)(2)(ii)). 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 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 (24 CFR 903.23(b)).

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 1.23 hours per year per response or 6.15 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 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.