

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

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

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 or 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	PHA Name: <u>Housing Authority of the City of Galveston</u> PHA Code: <u>TX-017</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>450</u> Number of Housing Choice Vouchers (HCVs) <u>1522</u> Total Combined Units/Vouchers <u>1972</u> **GHA administers 126 DV-IKE vouchers PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
	Availability of Information. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The Agency Annual Plan is available online at www.ghatx.org as well as at 1211 21st Street, 2810 61st Street, and 4700 Broadway, in Galveston, Texas. In addition the Plan will be distributed to Resident Council members and the Resident Advisory Board.					
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

B.	Plan Elements					
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>GHA's de-concentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to extremely low income families, will be to admit higher income families to lower income developments, and lower income families to higher income developments. In the event that the target goal is not being met, GHA may skip families with higher preference or earlier date/time in order to reach a family of the extremely low income level.</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Please see Attachment Titled "1 - TX017 - v HUD-50075-ST - GHA Annual Plan Elements B.2 New Activities FYB July 1, 2024"</p>					

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Please see Attachment Titled "2 - TX017 - v HUD-50075-ST - GHA Annual Plan Elements B.3 - Progress Report on FYB July 1, 2023 – FYE June 30, 2024"</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Capital Fund 5-Year Plan for 2023-2027 approved by HUD 07/24/2023.</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 <input type="checkbox"/> <input checked="" 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 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> <p>Please see Attached Form 50077-SL _r1</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> <p>Please see Attached Forms 50077-ST-HCV-HP and 50077-CR</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 type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p data-bbox="180 289 617 315">Affirmatively Furthering Fair Housing (AFFH).</p> <p data-bbox="180 340 1435 459">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> <div data-bbox="180 485 1453 934"> <p data-bbox="191 491 436 520">Fair Housing Goal:</p> <p data-bbox="191 527 888 556"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="191 667 250 697">N/A</p> </div> <div data-bbox="180 959 1453 1373"> <p data-bbox="191 966 436 995">Fair Housing Goal:</p> <p data-bbox="191 1001 888 1031"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="191 1142 250 1171">N/A</p> </div> <div data-bbox="180 1398 1453 1852"> <p data-bbox="191 1404 436 1434">Fair Housing Goal:</p> <p data-bbox="191 1440 888 1470"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="191 1581 250 1610">N/A</p> </div>

**1 - TX017 - v HUD-50075-ST –
GHA Annual Plan Elements
B.2 New Activities**

FYB July 1, 2024

**GHA plans to undertake new activities related to the following in the upcoming
GHA Fiscal Year:**

Mixed Finance Modernization or Development

GHA, with help from its developer MBS and grant administrator, GrantWorks, will continue close out of the construction process and grant for Oleanders at Broadway, a mixed finance project(s) consisting of replacement public housing units. The development consists of 348 units of which 174 units are Public Housing, 87 are LIHTC, and 87 are market rate units. This development will convert to RAD during the fiscal year and conversion may continue into the following fiscal year. GHA may also contemplate redeveloping other sites to that may include 4700 Broadway as well as contemplate releasing a rolling RFP/RFQ for development partners for projects of interest.

Demolition and/or Disposition

GHA may seek approval of a disposition or demolition application for the property located at 4700 Broadway, Galveston, Texas. This activity may begin in one fiscal year and progress into the next fiscal year.

Designated Housing for Elderly and/or Disabled Families

Prior to Hurricane Ike in 2008, Holland House and Gulf Breeze were limited to elderly and disabled populations. These developments lost this designation following the storm because of the shortage of affordable housing available in Galveston. In the years since the hurricane, GHA has replaced 308 affordable housing units. GHA is currently working with its developer to construct Oleanders at Broadway replace the remaining units lost to Hurricane Ike. HUD granted the elderly and disabled designation for Holland House and Gulf Breeze. GHA will likely continue the process to maintain the elderly/disabled designation for Gulf Breeze and Holland House.

Conversion of Public Housing to Project-Based Assistance under RAD

GHA may begin the process to convert a new development, The Oleanders at Broadway, to RAD.

Project Based Vouchers

GHA may utilize project based vouchers to subsidize the units in new development projects.

Units with Approved Vacancies for Modernization

GHA utilizes capital funds to conduct modernization activities at the current public housing sites at Gulf Breeze, Holland House, Oaks I – IV and Scattered Sites.

**2 - TX017 - v HUD-50075-ST –
GHA Annual Plan Elements B.5 –
Progress Report on FYB July 1, 2023 - FYE June 30, 2024**

GHA Annual Plan FYB July 1, 2024

1. HUD Strategic Goal: Promote Homeownership

PHA Goal: Create financially sustainable homeownership opportunities

Objectives:

- Invested in partnerships: lenders, banks
- Provided educational opportunities for HCV participants to learn about Homeownership through the FSS program

PHA Goal: Protect and educate consumers when they buy, refinance, or rent a home

Objectives:

- Partnered with area financial institutions and partners for buyer education
- Conducted program orientations for both tenants and landlords routinely

2. HUD Strategic Goal: Ensure Access to and Increase the Production of Affordable Housing

PHA Goal: Restore the supply of assisted housing in Galveston

Objectives:

- Worked with the Texas General Land Office and HUD to increase affordable housing options in Galveston

PHA Goal: Increase assisted housing choices

Objectives:

- Provided and maintained mobility counseling as a routine part of HCV briefings to make clients aware of choices in housing
- Explored options to partner with a developer to create a new mixed income community to expand affordable housing options in Galveston

3. HUD Strategic Goal: Support Underserved Communities/Invest in the Success of Communities

PHA Goal: Improve the quality of assisted housing and foster an improved living environment

Objectives:

- Published Public Housing resident newsletters on a monthly basis
- Conducted routine and requested walkthroughs on the properties by the Public Housing Managers and Maintenance Director
- Renovated/modernized public housing units
- Elevated the curb appeal of the property sites by focusing on upkeep and landscaping
- Worked with community partners to inform and educate residents on a variety of services and opportunities
- Continued and maintained public housing security improvements – additional monitors, security cameras, ID badge system, contracted with security company for increased presence of security personnel
- Addressed Exigent Health and Safety Deficiencies of REAC inspections within 24-hour notice period
- Implemented readiness measures to increase scores on REAC inspections

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Continued partnerships with various social service programs
- Provided supportive services to increase independence for the elderly or families with disabilities
- Continued the Family Self-Sufficiency Program and conducted additional outreach for increased awareness of FSS program
- Continued HCV Homeownership Programs
- Partnered with supportive services to improve participants' employability, i.e. Texas WorkForce, and sought avenues with local educational institutions to expand opportunities to enhance residents' skills
- Partnered with Human Capital provider for supportive services to residents of the mixed income communities

4. HUD Strategic Goal: Increase Equity/Affirmatively Further Fair Housing

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

- Undertook affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, or marital status
- Ensured that the waiting list was free from discrimination based on the varying factors above
- GHA has certified that it has taken affirmative measures, including displaying a statement on the Home page of our website www.ghatx.org
- Conducted AFFH training for staff including Section 504
- Abided by GHA's policies and procedures when admitting persons to housing from the waiting lists, including admitting based on established preferences:
 - Former GHA Public Housing Families displaced as a result of a natural disaster
 - Preference for Local Residency and Work
 - Disability Preference
 - Elderly Preference
 - Working Preference
 - Job Training/School Preference
 - Veterans or surviving spouse Preference
- Undertook affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, disability, sexual orientation, gender identity, or marital status
- Ensured that maintenance concerns were addressed properly in the order in which they were received and without bias based on the varying factors above
- Undertook affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Ensured that persons with disabilities were accommodated where necessary and to the greatest extent feasible
- Continued to use mechanism for clients to notify GHA of need for reasonable accommodation
- Each employee signs a Code of Ethics Statement which includes an Equal Opportunity Non-Discrimination Statement at the time of the employee orientation

PHA Goal: Seek ways to address blight and deconcentrate poverty

Objectives:

- Continued to work with GHA's mixed income management partner to promote income mixing and deconcentrate poverty through GHA's redevelopment plans

5. HUD Strategic Goal: Strengthen Internal Capacity/Enable the HUD Workforce

PHA Goal: Prepare staff to perform the business functions of the agency more effectively

Objectives:

- Concentrated on efforts to improve specific management functions: (i.e. Quality Control; Public Housing finance; voucher unit inspections; work order turnaround)
- Provided department specific training where needed/beneficial
- Continued to require Housing Management Certification for all Asset Managers by the one year anniversary from date of hire
- Obtained Housing Quality Standards certification for HCV Inspectors
- Obtained HCV Certification for all Case Managers
- Continued to utilize process of intake and documentation for tenants and landlords to address concerns and complaints with the Agency
- Continued to use Standard Operating Procedure for HCV staff regarding return call policy to effectively track communication and improve customer service
- Stayed abreast of current technologies in order to build organization working capacity
- Web Based applications utilized in Public Housing and Housing Choice Voucher program where required
- Continued to respond to Open Records Requests in a timely fashion as required by law
- Continued use of website and social media to inform staff, residents, and the public
- Utilized online technology where possible with Landlords and Waitlist Applicants to streamline services
- Began work to implement online application, wait list, and client portals
- Updated Housing forms to improve processes
- Maintained at least 98% reporting rate of PIC submissions

- Maintained just-in-time (real time) materials procurement to meet maintenance, to reduce storage costs
- Continued to utilize Standard Operating Procedures for payments from escrow accounts
- Utilized remote meeting software as needed during pandemic to limit in-person gatherings