

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. 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-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 (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	<b>PHA Information.</b>
A.1	<p>PHA Name: <u>Texas Department of Housing and Community Affairs</u>      PHA Code: <u>TX901</u>  PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>09/2026</u>  PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  Number of Housing Choice Vouchers (HCVs) <u>2,506</u>  PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at 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> <p>The PHA Plan will be accessible to the public on TDHCA's Public Comment Center on its website at <a href="https://www.tdhca.texas.gov/tdhca-public-comment-center">https://www.tdhca.texas.gov/tdhca-public-comment-center</a>. Each member of the Resident Advisory Board will be notified via email of the publication of the PHA Plan, as well as the process for providing comment via email. The RAB is comprised of the Head of Household for every family assisted under TDHCA's Section 8 Program.</p> <p>In addition, the PHA Plan will be made available upon request in hard copy format at TDHCA headquarters. The PHA Plan will be published on or before March 20, 2026 in the Texas Register. A public hearing will be held at TDHCA Headquarters on May 5, 2026 at 2:00 PM CDT.</p>

**PHA Consortia:** (Check box if submitting a joint 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
Lead HA:				

**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):

**Housing Need Analysis- Section 8**

When analyzing local housing markets and developing strategies for meeting housing challenges, HUD suggests the consideration of several factors. These factors include how much a household spends on housing costs, the physical condition of housing and whether the household is overcrowded.

An excess cost burden is identified when a household pays more than 30 percent of its gross income for housing costs. When so much is spent on housing, other basic household needs may suffer.

The measure of physical inadequacy is the number of units lacking complete kitchen and/ or plumbing facilities. While this is not a complete measure of physical inadequacy, the lack of plumbing and/ or kitchen facilities can serve as a strong indication of one type of housing inadequacy.

Overcrowded housing conditions may occur when a residence accommodates more than one person per each room in the dwelling. Overcrowding may indicate a general lack of affordable housing in a community where households have been forced to share space, either because other housing units are not available or because the units are too expensive.

The following table estimates the number of low-income households with housing needs for the 34 counties that comprise TDHCAs Section 8 service area.

**Housing Needs for Section 8 :**

2020-2024 5-Year ACS Data

Population: 4,643,835

Number of Individual in Poverty: 512,185

Number of Overcrowded Households: 31,897

Number of Renter Cost Burdened Households: 228,805

**2018-2022 HUD CHAS**

Total Households in Substandard Housing: 6,883

The TDHCA waiting list currently consists of approximately 701 applications. This figure represents a consolidated total from several statewide jurisdictional waiting lists in addition to the Project Access waiting lists.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?

Y N

Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

TDHCA intends to review its portfolio of HUD-VASH vouchers for potential conversion to PBVs. Currently, TDHCA administers 20 of its 80 HUD-VASH PBVs in Kerr County, demonstrating consistency with the PHA Plan.

TDHCA anticipates soliciting proposals from owners of existing TDHCA financed properties in its HUD-VASH service area, including Galveston and Kerr Counties. The total HUD-VASH PBVs that may be awarded would not exceed available HUD-VASH vouchers, and would be limited to 20 vouchers total, depending on availability of HUD-VASH vouchers in the service area.

**B.3 Progress Report.**

Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

**Expanding Supply of Affordable Units [24 CFR 982.503]**

The Department will expand the supply of affordable units by adopting payment standards particularly SAFMR based standards that increase access to units across a broader range of neighborhoods. This strategy enhances leasing success, supports mobility, and widens the range of available housing options for voucher holders. The Department has implemented all required payment standard activities, including adopting an annual schedule, establishing standards for each bedroom size, and applying HUD’s formula for units larger than four bedrooms. Payment standards were set within HUD’s allowable ranges 90% to 110% of FMR/SAFMR and up to 120% for VASH and EHV and SAFMRs were applied in all required areas. Where SAFMRs are unavailable, the Department applied 100% of the FMR. For units located in other PHA jurisdictions, the Department aligns its payment standards with the receiving PHA or uses the closest allowable standard when a waiver is required. EHV payment standards were aligned with the HCV program to ensure consistency and long term mobility.

**Increase Assisted Housing Choices**

The Department will expand housing choice by providing mobility counseling during briefings and offering updated maps to help families make informed decisions about neighborhood opportunities. Program operations will continue to align with market conditions and other housing programs through the ongoing pilot of biennial inspections for units that have passed two consecutive inspections, while maintaining annual inspections for all other units and conducting random quality control reviews. The Department will strengthen landlord outreach and increase community engagement through stakeholder meetings focused on partnership development and expanding housing opportunities. To improve efficiency and maximize utilization, the Department will pilot a prescreening application entry system that matches applicants to appropriate programs and units based on eligibility criteria.

**Strengthen Housing Stability and Retention**

The Department will promote long term housing stability by implementing strategies that reduce preventable terminations and support families in maintaining their assistance. Early intervention protocols will identify households at risk due to income changes, HQS deficiencies, missed deadlines, or landlord disputes, allowing staff to provide targeted support before issues escalate. Communication tools including text reminders, automated notices, online portals, and accessible self service options will ensure families receive timely information about inspections, reexaminations, and required documentation. Staff will continue offering individualized guidance, referrals to community resources, conflict resolution assistance, and coaching on program responsibilities to strengthen retention and promote successful tenancy.

**Fostering Strong and Resilient Community Partnership**

The Department will expand voucher access through partnerships with agencies such as Veterans Affairs, the Department of Family and Protective Services, and other referral organizations responsible for identifying eligible families and youth. Through the Money Follows the Person Program, the Department collaborates with Health and Human Services, Centers for Independent Living, and Affordable Housing Programs to ensure accessible housing options for individuals with diverse disabilities. The Department also works closely with referring agencies to maintain full lease up of the Near Elderly Disabled and Mainstream Voucher programs, supporting increased utilization and long term housing stability.

**Enhance Program Integrity and Compliance**

The Department will strengthen program integrity by ensuring full adherence to HOTMA, HQS, and all HUD regulatory requirements. This includes implementing rigorous quality control measures, conducting periodic internal audits, and maintaining detailed oversight of eligibility, rent calculations, and inspection processes. The Department will invest in ongoing staff training to reinforce regulatory accuracy, promote consistent application of policies, and support continuous improvement. These efforts enhance accountability, reduce errors, and ensure transparent, compliant program operations aligned with HUD expectations.

**Improve Administrative Efficiency**

The Department will continue improving administrative efficiency through technology upgrades that streamline operations and enhance the customer experience. This includes expanding online applications, prescreening tools, and digital document management to reduce processing time and improve accuracy. Over the past year, the Department successfully transitioned from its previous database to a more robust platform, resulting in faster data processing, improved reporting capabilities, and greater reliability for staff and partners. Building on this progress, the Department will refine workflows, strengthen automation, and integrate additional system features that support timely eligibility determinations, efficient case management, and improved communication with applicants, participants, and landlords.

**Prepare for the Transition to NSPIRE V Standards**

The Department will proactively prepare for HUD’s transition from HQS to NSPIRE V, despite HUD’s decision to delay full implementation for the HCV program until 2027. During this extended transition period, the Department will continue conducting inspections under HQS while gradually integrating NSPIRE V principles to ensure a smooth conversion once HUD finalizes the effective date. Preparation efforts include updating inspection protocols, training staff on NSPIRE V’s health and safety framework, and revising forms, workflows, and quality control processes. NSPIRE V introduces significant changes including new life threatening deficiency categories, expanded inspectable areas, updated fire safety standards, minimum heating requirements, clarified pest and mold criteria, and enhanced electrical and habitability requirements. By continue to prepare early, the Department will ensure a seamless transition in 2027 and strengthen the health and safety of all assisted units.

<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N   N/A  <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>TDHCA is audited as a part of the Statewide Single Audit Report for the State of Texas. While 32 findings were noted in 2024, these findings span 7,038 federal awards and over 81 billion dollars, and includes all agencies of the State of Texas, not just TDHCA. None of the 32 findings were related to the Section 8 Program. Two of the 32 findings were findings for TDHCA, and were both related to TDHCA's HOME Program. One finding was related to subrecipient monitoring, and one related to inspection of HOME funded rental housing.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input 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> <p>This section will be completed after the comment period expires.</p>

<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></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>Attached for review</p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached for review</p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="margin-left: 40px;">Y    N</p> <p style="margin-left: 40px;"><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>This section will be completed after the comment period expires.</p>

## **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 **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

**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 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.

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(s)(2)(i)).

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

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

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

- 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(s)(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 24 CFR 5.150 *et seq.*, 24 CFR 903.7(o)(1), and 24 CFR 903.15.
- 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)).

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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.