

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 9/30/2027
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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-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.	PHA Information.										
A.1	<p>PHA Name: <u>Housing Authority of Travis County</u> PHA Code: <u>TX480</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>740</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <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. 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>How the public can access this PHA Plan: A 45-day public comment period for Annual Plan FY 2026 and MTW Supplement to the Annual Plan will commence on August 15, 2025, and conclude on September 29, 2025. A public hearing will be held on October 2, 2025, for any input from the public. Following consideration and review of input presented at the public hearing, the plan will be presented to the HATC Board of Commissioners for approval. Copies of the Annual Plan and MTW Supplement to the Annual Plan are available at the HATC office and the HATC website. 1) HATC Main Office: 502 East Highland Mall Blvd, Suite 106B, Austin, TX 78752 2) HATC Website: www.HATCTX.com</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1"> <thead> <tr> <th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <td> </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					
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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):

Rent Determination.

Revised and Continued MTW Activities for FY 2026

Alternate Reexamination schedule to a biennial schedule (implemented initially FY 2025): - Policy Revision to include mandatory processing of interims for households reporting zero income who have an increase in income during the biennial reexamination cycle regardless of prior interim history. -Policy Revision to include an MTW activity that allows processing of all earned income for all FSS participants to align with program goals. Minimum Rent: - Change minimum rent for VASH Program Participants. -Policy Revision to damage claims assistance provides tenants a pre termination notice and an option to dispute and reconcile the claim for continued assistance. Removes the requirement that the landlord lease to a new tenant in the voucher program within 6 months following prior tenant move out. - Policy Revision to continue landlord incentives to newly participating landlords at a flat rate of \$1000.

Operation and Management.

Operation of current Allocation of Special Purpose Housing Choice Vouchers: Project Based Vouchers: 19 Non-Elderly Disabled Vouchers: 75 Veterans Affairs Supportive Housing: 30 Family Unification Program Vouchers: 72 Stability Housing Vouchers: 5 Mainstream Vouchers: 49 Emergency Housing Vouchers: 34 Initially allocated – with attrition the number was reduced to 26 as of 7/1/25

HCV Waiting List Management - Policy Revision to HCV waiting list selection process. Adding Emergency Housing Vouchers as a preference on the waiting list for currently assisted EHV families whose assistance is at risk of termination due to lack of program funding.

Summary of Continued MTW Activities -No Revision for FY 2026: • Initial Rent Burden for family's share of rent will remain at 60%. • Self-Certification of Assets up to \$50,000. • Alternate Inspection schedule to every three years. (implemented initially FY 2023)

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.

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.

GOAL/OBJECTIVE: Preserve and increase the supply of affordable housing, emphasizing deeply affordable units and promoting housing choice and homelessness prevention initiatives throughout Travis County, particularly in areas of high opportunity. • Completed construction of second phase of Manor Town Apartment Homes (HATC owned property) which provides affordable housing to low-income senior residents. Certificate

	<p>of Occupancy obtained 1 February 2025; Current Lease-up is more than 75% complete • MTW activity to pay damage claims to landlords for tenant caused damages continues as a one-time assistance per family to further assist in prevention of homelessness. • MTW activity to pay landlord incentives to new landlords willing to participant in the HCV program has recruited and retained new landlords from higher opportunity areas. • MTW activity allowing tenants to select units up to 60% of their monthly adjusted income instead of the HUD limited 40% promotes housing choice and self-sufficiency.</p> <p>GOAL/OBJECTIVE: Develop and/or partner to create a system of resident empowerment services that facilitate education, reduce unemployment, stimulate business opportunities, and create self-sufficient families. HATC and it's affiliate HATC Foundation are currently partnered with a number of community service providers to offer services to HATC affordable housing residents and HCV Program participants. Current active partners include, but are not limited to the following: <input type="checkbox"/> Black Men's Health Clinic <input type="checkbox"/> Foodbank of Central Texas <input type="checkbox"/> Texas A&M AgriLIFE Extension Service County Extension Agent-Travis County Family & Community Health <input type="checkbox"/> African American Youth Harvest Foundation (AAYHF) Additionally, HATC was the recent recipient of a HUD Family Self-Sufficiency (FSS) Grant. The recently hired FSS joined the HATC Team on March 17, 2025, and has 25 families already committed to the Program.</p> <p>GOAL/OBJECTIVE: Develop and/or partner to create a system of adequate resources to meet the mission. HATC, through its affiliate Travis County Facilities Corporation, has continued to consummate partnerships with private development entities to expand the supply of affordable and workforce housing under the guise of Chapter 303 of the Texas Local Government Code. The agency estimates that more than \$2 million in revenues will be generated in Fiscal Year 2025 alone as a result of such partnerships, consistent with the agency's mission.</p> <p>GOAL/OBJECTIVE: Create an accountable, caring, client-oriented, cohesive, effective, efficient, high-functioning, legally compliant, and integrated organization with the most qualified staff, a healthy culture, and the most supportive technology. HATC's current Deputy Director / Chief Operating Officer joined the Team on April 21, 2025, and has added immediate value given their vast experience in affordable housing operations . . . HATC consistently supports investment in "human capital" via its consistent significant annual funding for staff training, i.e., attendance at local, state, regional and national conferences, participation in online trainings and webinars, etc. Of note, HATC has procured the services of local non-profit provider in 2025 to deliver a 4-part series (i.e., Lunch & Learns) on the topic of Emotional Intelligence – the first of which will commence on August 6, 2025: <input type="checkbox"/> Self-Awareness <input type="checkbox"/> Self-Management <input type="checkbox"/> Social Awareness <input type="checkbox"/> Relationship Management</p>
B.4	B.4 Capital Improvements. - Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <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 <input checked="" type="checkbox"/> N <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	Certification by State or Local Officials.

	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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
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 <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, include Challenged Elements.

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.

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