

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

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, and 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Housing Authority of Travis County</u> PHA Code: <u>TX480</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>740</u> Total Combined <u>740</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission 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. How the public can access this PHA Plan: A 45-day public comment period for Annual Plan FY 2027 and MTW Supplement to the Annual Plan will commence on August 3, 2026, and conclude on September 16, 2026. Input from the public will be received at the scheduled public hearing on October 1, 2026. 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. HATC Main office: 502 East Highland Mall Blvd. Suite 106 B, Austin, Texas 78752 HATC Website: www.hatctx.com ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <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> </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						
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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 PHA 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.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

Financial Resources.

Operations and Management The Chief Operating Officer (COO)/Deputy Director position is currently vacant. In the interim, a consultant has been engaged to perform general COO responsibilities and ensure continuity of operations until the position is filled. Self Sufficiency To enhance resident support services, HATC established a new Director of Resident Services position. This role was created to expand resident services and promote self-sufficiency for all HATC-assisted households, including both Housing Choice Voucher (HCV) and Project-Based Rental Assistance (PBRA) participants. The Director of Resident Services will also provide oversight and supervision of the Family Self-Sufficiency (FSS) Coordinator. The PHA is currently transitioning to a new software platform, MRI PHA Pro, which is expected to improve operational efficiency, streamline business processes, and enhance reporting capabilities. The implementation is anticipated to be completed and fully operational by the end of the year. This software conversion will also reduce administrative burden and better position HATC for implementation of the Housing Opportunity Through Modernization Act (HOTMA). In preparation, the HCV Administrative Plan is being revised to incorporate policies and procedures necessary for HOTMA compliance. MTW activity amended for landlord incentives and will reduce the amount of incentive from 1000 to 500 and will be only for opportunity areas in the county. (Cost effectiveness)

Rent Determination.

Detailed lists of changes to policies may be found in the Housing Choice Voucher (HCV) Administrative Plan (Admin Plan). Proposed changes are identified in red and an overview of those changes is included. These changes include: Mandatory policy changes; Local discretionary policy changes; Revisions for clarity; and Changes to Moving to Work (MTW) activities. Significant changes include the following: MTW activity amended for alternative reexamination schedule for households will include processing changes to the household composition regardless if the changes result in a decrease or increase of family rent portion. New MTW activity will allow FSS participants to remain on the program for 12 months if ZERO HAP. Agency Specific waiver completed.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

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

- ☐ ☒ Choice Neighborhoods Grants.
- ☐ ☒ Modernization or Development.
- ☐ ☒ Demolition and/or Disposition.
- ☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
- ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Project Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.

	☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable 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.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. Landlord participation has steadily increased from 2024 through 2026, demonstrating HATC's ongoing efforts to strengthen and expand its network of housing providers. The number of participating landlords increased from 413 in 2024 to 433 in 2025, with 437 landlords remaining actively enrolled in 2026. HATC continues to implement and refine strategies to recruit, engage, and retain landlords, helping to expand housing opportunities for program participants. Resolve all property condition issues and ensure properties meet highest physical standards and establish high quality, accountable property management systems by renovating units, scoring high on NSPIRE inspections, enhancing community safety measures, including improvements to security, pest control, and common area cleanliness. 3rd party management company interaction and responsiveness has improved, resulting in a higher resident satisfaction rate. Drive economic empowerment and establish pathways to long-term stability by expanding our FSS program enrollment from 30 (as of April 2026) to 41 (as of July 2026) when HATC hired a new FSS coordinator. The # of individuals participating in workshops, classes, and events has also increased in 2026 through the establishment of community partnership and collaboration expansion. Ensure comprehensive resident wellness and address specialized needs by increasing wraparound service capacity through resident volunteers, internships, and paid positions (Resident Services Coordinator) to support more individuals. Strengthening partnerships, researching and identifying grants and other sources of funding, launching a monthly and quarterly distribution of local resources, and reimplementing our RAB. Elevated and defined HATC reputation by increasing average viewership and active users on our website and social media, and engaging staff and board members as HATC ambassadors through consistent outreach, leadership, and relationship building with Karen R Young consulting and David P Cherry Team building. Professionalizing internal infrastructure and staffing support by developing and implementing SOPs and consistent internal process guides for all functional areas, implementing staff evaluations to ensure each employee understands their role in advancing organizational goals, and continue staff meetings on Mondays and monthly lunch n' learns. Enhancing technological capability and accountability but investing in and implementing IT upgrades and new software (Citrix), migrating forms to fillable versions online, and redoing the HATC website. Enhancing communications with stakeholders by providing timely, respectful, and clear communication with residents and stakeholders. Stabilizing and diversifying HATC's financial portfolio by increasing grant funding and raising \$2,200 during Amplify Austin in March 2026. Expand affordable housing needs by partnering with private developers to create more affordable housing units. HATC/TCFC has partnered with four P.D.s so far in 2026.
B.4	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. HUD approved the 5 year plan on November 26, 2025. No capital improvements, no public housing units.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.

C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (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. RAB Meeting was held on May 7, 2026. No comments from RAB members.
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 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 ☐ N ☒ (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 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 5.26 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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