

PHA Plans for the Plano Housing Authority Annual Plan for FYB 2026

David Young, Executive Director

FYB July 1, 2026

FINAL DRAFT



Presented by:

The **Nelrod** Company

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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 09/30/2027
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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, 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. 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, and was designated as a higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management 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 or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more the 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 exceeds 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	<p>PHA Name: <u>Plano Housing Authority</u> PHA Code: <u>TX128</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)</p> <p>Number of Housing Choice Voucher (HCVs): <u>921</u></p> <p>Number of VASH Vouchers: <u>40</u></p> <p>Number of Mainstream Vouchers: <u>14</u></p> <p>Number of PBV Vouchers: <u>23</u></p> <p>Total Combined Vouchers: <u>998</u></p> <p>PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>The following are the specific locations where the public may obtain copies of the 2026 Annual PHA Plan:</p> <ul style="list-style-type: none"> ▪ Administrative Office – 1740 Avenue G, Plano, TX 75074 <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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">Programs 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 HA:</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	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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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 Needs and Strategy for Addressing Housing Needs

Statement of Housing Needs:

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1540	5	5	5	5	5	5
Income >30% but <=50% of AMI	498	5	5	5	5	5	5
Income >50% but <80% of AMI	229	5	5	5	5	5	5
Elderly	64	5	5	5	5	5	5
Families with Disabilities	274	5	5	5	5	5	5
White	177	5	5	5	5	5	5
Black/African American	2020	5	5	5	5	5	5
Hispanic	82	5	5	5	5	5	5
Asian Pacific Islander	14	5	5	5	5	5	5
American Indian	3	5	5	5	5	5	5

B.1

Waiting List for Section 8

Total: 27,499
Extremely Low Income: 21,190-77%
Very Low Income: 5,102-19%
Low Income: 955-3%
Families with children: 23,964-87%
Elderly Families: 955-3%
Families with Disabilities: 2,990-11%
White: 1,200-4%,
Black/African American: 23,924-87%
American Indian/Alaska Native: 371-1%
Asian: 116-0.5%
Native Hawaiian/Other Pacific Islander: 21-0.08%
Hispanic: 1,323-5%

The waiting has been closed for 6 months. The PHA does not expect to reopen the waiting list in PHA Plan year.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2026 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,600,000.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Mainstream Voucher	150,000.00	Mainstream Vouchers
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
PBV Tenant Revenue	72,000.00	Project-Based Vouchers
5. Non-federal sources (list below)		
Public Facility Corporation Development	2,100,000.00	Admin
Total resources	\$8,922,000.00	

B.1 Operation and Management

HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	463	120
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs (list individually)		
VASH	27	24
Mainstream Vouchers	14	10
Homeowner	4	0

Homeownership

The PHA does plan to administer a homeownership program for Section 8.

The PHA will limit the number of families participating in the Section 8 Homeownership option to 51-100 participants. ***Only open to the existing participants. Once they are done, the program will cease.***

The PHA has established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria as follows:

- Must complete FSS Program to participate in Homeownership Program (PHA is not accepting new participants in FSS program, only serving existing participants).

B.2

New Activities.

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

Project-Based Vouchers.

Y N

(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

The PHA is in the process of a Repositioning application to convert all public housing into Project-Based Voucher funded units. All public funds must be spent fully before the application can be finalized. This will mean a \$1.3 million dollar rehab project and will expend all Capital and Operations funding. Estimated completion date is June 2021. *The rehab is complete.*

This application is filed as a Demo/Dispo application through HUD. As the public units become vacant, they are listed as off-line at PIC.

HUD approved the PBV RAD application with an effective date of 4/1/2022. We are trying to lease these units up, but applicants are not turning in the needed paperwork which is delaying the lease up. *As of today, fifteen (15) of the units are leased.*

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.

Mission

The mission of the Plano Housing Authority is to provide quality affordable housing to low-income families while offering opportunities that enable families to achieve self-sufficiency.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Reduce project-based housing vacancies
- Leverage private or public funds to create additional housing opportunities
- Acquire or build units or developments

B.3

Progress Statement: *The Public Facility Corporation has generated 2,424 affordable units per State Statute definition.*

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g., voucher unit inspections)
- Renovate or modernize project-based housing units

Progress Statement: *The PBV conversion is completed, and all units are either leased or available to be leased.*

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords

Progress Statement: *Additional resources available on the website to landlords along with all forms are fillable online.*

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income project-based voucher households into lower income developments
- Implement measures to promote income mixing in project-based vouchers by assuring access for lower income families into higher income developments
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Progress Statement: *The Public Facility Corporation has brought a mix of family and elderly units throughout our city and one additional city, Lewisville.*

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability

<p>B.3</p>	<ul style="list-style-type: none"> ▪ Provide or attract supportive services to increase independence for the elderly or families with disabilities <p><u>Progress Statement:</u> <i>Increased resources available on the External resources tab of the website.</i></p> <p>PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #6</p> <ul style="list-style-type: none"> ▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability ▪ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability ▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required <p><u>Progress Statement:</u> <i>Annual certification on Fair Housing Training and updates.</i></p>
<p>B.4</p>	<p>Capital Improvements. <i>Not Applicable</i></p>
<p>B.5</p>	<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: <i>N/A</i></p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>

C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? <i>(See attachment tx128a01)</i></p> <p>Y N <input type="checkbox"/> <input checked="" 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. <i>N/A</i></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>
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>
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 checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements. <i>N/A</i></p>

Attachment: tx128a01
Plano Housing Authority
Resident Advisory Board Consultation Process and Comments –
FYB 2026

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
Ongoing – always on website

2. Notification of Public Hearing

Schedule date for Public Hearing and place ad **January 23, 2026**

Hold Public Hearing meeting **March 10, 2026**

3. Documentation of resident recommendations and PHA's response to recommendations

There were no comments/recommendations received.

**DATA COLLECTION TOOL
FOR INFORMATION TO
COMPLETE FORM HUD 50075-HCV
ONLY**

Plano Housing Authority

The following information is needed to complete the HUD-50075-HCV PHA Plan form.

A. PHA Information

PHA Name: Plano Housing Authority

PHA Code: TX128

PHA Type: HCV Only

PHA Plan for Fiscal Year Beginning: (MM/YYYY): **07/2026**

PHA Inventory (based on ACC units at time of FY beginning above)

Number of Housing Choice Vouchers (HCVs): **921**

Number of VASH Vouchers: **40**

Number of Mainstream Vouchers: **14**

Number of PBV Vouchers: **23**

Total Combined Vouchers: **998**

PHA Plan Submission Type: Annual Submission Revised Annual Submission

The following are the specific locations where the public may obtain copies of the 2026 Annual Plan:

- Administrative Office – 1740 Avenue G, Plano, TX 75074

PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
Lead HA:					

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.
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- 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):

Statement of Housing Needs and Strategy for Addressing Housing Needs

Statement of Housing Needs

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1540	5	5	5	5	5	5
Income >30% but <=50% of AMI	498	5	5	5	5	5	5
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Families with Disabilities	274	5	5	5	5	5	5
White	177	5	5	5	5	5	5
Black/African American	2020	5	5	5	5	5	5
Hispanic	82	5	5	5	5	5	5
Asian Pacific Islander	14	5	5	5	5	5	5
American Indian	3	5	5	5	5	5	5

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	27499		
Extremely low income <=30% AMI	21190	77%	
Very low income (>30% but <=50% AMI)	5102	19%	
Low income (>50% but <80% AMI)	955	3%	
Families with children	23964	87%	
Elderly families	955	3%	
Families with Disabilities	2990	11%	
White	1200	4%	
Black/African American	23924	87%	
American Indian/Alaska Native	371	1%	
Asian	116	0.5%	
Native Hawaiian/Other Pacific Islander	21	0.08%	
Hispanic	1323	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 6 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Strategies for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

PHA shall increase the number of affordable units available to the PHA within its current resources by:

- Apply for additional Section 8 units should they become available
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30% of AMI by:

- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI by:

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly by:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to families with disabilities by:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing Needs

PHA will increase awareness of PHA resources among families of race and ethnicities with disproportionate needs by:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

PHA will conduct activities to affirmatively further fair housing by:

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside areas of poverty/minority concentrations

Reason for Selecting Strategies:

- Funding constraints
- Staffing constraints

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Section 8

(1) Eligibility

Equal Access

The term "family" includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or

- (2) A group of persons residing together and such group includes, but is not limited to:
- (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - (ii) An elderly family;
 - (iii) A near-elderly family;
 - (iv) A disabled family;
 - (v) A displaced family; and
 - (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity
- Rental history with release from participants

(2) Waiting List Organization

The Plano Housing Authority's waiting list for the Section 8 tenant-based assistance is not merged with any other program waiting list.

Interested persons may apply for admission to Section 8 tenant-based assistance at:

- Online application posted on the website, www.planoha.org at designated opening date and time

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit, but participants must provide proof of search efforts.

(4) Preferences

The PHA does plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 Program to families at or below 30% of the median area income.

Preferences do not guarantee an applicant admission to the housing program but rather, establishes the order of placement on the waiting list.

Preferences are granted to applicants who are otherwise qualified and who, at the time of the unit offer (prior to execution of a lease) meet the definitions of the preference as described in the PHA Section 8 Administrative Plan.

The PHA plans to employ the following admission preferences for admission to Section 8 tenant-based assistance:

The preference shall carry a weight of 100 points

- Involuntary displacement (Natural disaster or government displacement) must provide proof at time of application

Among applicants on the waiting list with equal preference status, date and time of application will prevail.

A Project Based Voucher waiting list will apply to the Project-Based Voucher Program.

Applicant must keep email address current.

Applicant may check their position on the waiting list online at www.planoha.org.

The waiting list is located in the lobby of the Plano Housing Authority and is updated on the fifth day of every month.

Plano Housing Authority cannot give any wait list information over the telephone. Visit our website: www.planoha.org.

For more information, contact the wait list Coordinator at 972-423-4928 ext. 370 or email: kteague@planoha.org.

(5) Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose Section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose Section 8 program to the public through published notices.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2026 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,600,000.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Mainstream Voucher	150,000.00	Mainstream Vouchers
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3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
PBV Tenant Revenue	72,000.00	Project-Based Vouchers
5. Non-federal sources (list below)		
Public Facility Corporation Development	2,100,000.00	Admin
Total resources	\$8,922,000.00	

Rent Determination

Section 8

(1) Payment Standards

The PHA's payment standard is:

- 100% of SAFMR (Small Area Fair Market Rents)

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has not adopted any discretionary minimum rent hardship exemption policies.

Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA.

The PHA's organization consists of:

- Executive Director
- Compliance Director/Portability Specialist
- HCV Counselors
- Maintenance Technician
- HQS Inspector

b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	463	120
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs (list individually)		
VASH	27	24
Mainstream Vouchers	14	10
Homeowner	4	0

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency’s rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Section 8 Management:

- Section 8 Administrative Plan

Informal Review and Hearing Procedures

Section 8

The PHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office
- Applicants or assisted families can initiate the process on-line by downloading and sending forms to the PHA. Forms are available at www.planoha.org.

Homeownership Programs

Section 8 Tenant Based Assistance

The PHA does plan to administer a homeownership program for Section 8.

The PHA will limit the number of families participating in the Section 8 Homeownership option to 51-100 participants. ***Only open to the existing participants. Once they are done, the program will cease.***

The PHA has established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria as follows:

- Must complete FSS Program to participate in Homeownership Program (PHA is not accepting new participants in FSS program, only serving existing participants).

Self-Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

Family Self Sufficiency Programs: *N/A*

Welfare Benefit Reductions:

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Informing residents of new policy on admission and reexamination
- Establishing a protocol for exchange of information with all appropriate TANF agencies

Significant Amendment or Modification

Substantial Deviation

- Any change to the Mission Statement
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective

Significant Amendment/Modification

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement;
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan

Project-based Vouchers

The PHA is in the process of a Repositioning application to convert all public housing into Project-Based Voucher funded units. All public funds must be spent fully before the application can be finalized. This will mean a \$1.3 million dollar rehab project and will expend all Capital and Operations funding. Estimated completion date is June 2021.

The rehab is complete.

This application is filed as a Demo/Dispo application through HUD. As the public units become vacant, they are listed as off-line at PIC.

HUD approved the PBV RAD application with an effective date of 4/1/2022. We are trying to lease these units up, but applicants are not turning in the needed paperwork which is delaying the lease up. ***As of today, fifteen (15) of the units are leased.***

Progress Statements Provide the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan

Mission

The mission of the Plano Housing Authority is to provide quality affordable housing to low-income families while offering opportunities that enable families to achieve self-sufficiency.

Goals/Objectives

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Reduce project-based housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

Progress Statement: The Public Facility Corporation has generated 2,424 affordable units per State Statute definition.

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g., voucher unit inspections)
- Renovate or modernize project-based housing units

Progress Statement: The PBV conversion is completed, and all units are either leased or available to be leased.

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords

Progress Statement: Additional resources available on the website to landlords along with all forms are fillable online.

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income project-based voucher households into lower income developments
- Implement measures to promote income mixing in project-based vouchers by assuring access for lower income families into higher income developments
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Progress Statement: The Public Facility Corporation has brought a mix of family and elderly units throughout our city and one additional city, Lewisville.

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

Progress Statement: Increased resources available on the External resources tab of the website.

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Progress Statement: *Annual certification on Fair Housing Training and updates.*

Capital Improvements *Not Applicable*

Most Recent Fiscal Year Audit

(a) Were there any findings in the most recent FY Audit?

Y N

If, yes, please describe: *N/A*

Resident Advisory Board (RAB) Comments

Did the RAB(s) provide comments to the PHA Plan? (*See attachment tx128a01*)

Y N

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. *N/A*

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.

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, *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.

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

If yes, include Challenged Elements. **N/A**