

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
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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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.				
A.1	PHA Name: <u>Granbury Housing Authority</u> PHA Code: <u>TX214</u>				
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>4/2020</u> PHA Plan Submission Type: 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission				
	<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 on 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. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><i>The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations and strategies for meeting local housing needs and goals.</i></p> <p><i>The purpose of this Significant Amendment to the 2020 PHA Plan is to enable Granbury Housing Authority (GHA) to submit a Voluntary Conversion of Public Housing to Vouchers application.</i></p> <p><i>All documents are available at the GHA Office located at 503 N. Crockett Street, Granbury, Texas during normal business hours and additional information may be obtained by contacting the Executive Director at (817) 573-1107 or via email julia@granburyhousing.org. This streamlined submission is available on GHA's website at www.granburyhousing.org.</i></p>				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
					PH HCV
	Lead PHA:				

B.	5-Year Plan. Required for all PHAs Completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p><i>The mission of the Granbury Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</i></p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <ul style="list-style-type: none"> • <i>Increase affordable housing choices for low-income families</i> • <i>Continue to improve the quality of existing units through modernization to improve the marketability</i> • <i>Facilitate the development of affordable housing utilizing its tax-exempt status and partnering with private developers to apply for Low Income Housing Tax Credits</i> • <i>Submit a conversion plan to reposition the agency utilizing Section 22 Streamlined Voluntary Conversion of Public Housing to Vouchers allowing residents to remain in units using their vouchers</i> • <i>Disposition and sell a portion of land using the revenue to advance the goal of increasing affordable housing and continue to pursue funding resources to create workforce and replacement housing</i> • <i>See Attachment A – Conversion of Public Housing to Tenant Based Assistance</i>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ul style="list-style-type: none"> • <i>Expand the supply of assisted housing</i> <i>Executed a Memorandum of Understanding with JMZ Land Company, LLC (“Developer”) to work cooperatively to acquire and operate affordable housing: Hill Court Villas (“Project”) a 48 unit senior development</i> • <i>Improve the quality of assisted housing, Modernize units to improve marketability and improve customer satisfaction</i> <i>Actively replaced aging appliances</i> • <i>Increase customer satisfaction: Solicit tenant's comments and suggestions regarding services provided</i> <i>Granbury Housing Authority encourages resident participation, comments & suggestions in quarterly RAB meetings</i> • <i>Improve community quality of life and economic vitality</i> <i>As a Master Wellness Volunteer, Granbury Housing Authority partners with Texas A&M Agrilife to bring residents a variety of onsite Health & Wellness classes. Smoking Cessation classes have been offered through the American Lung Association and Granbury Housing Authority has completed Freedom From Smoking Facilitator training in order to provide future follow up clinics.</i> • <i>Promote self-sufficiency and asset development of families and individuals</i> <i>Granbury Housing Authority partners with Forward Training Center and encourages residents to enroll in various educational programs such as life skills, job readiness and computer classes that are offered free of charge.</i> • <i>Ensure Equal Opportunity in Housing for all Americans</i>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><i>In addition to maintaining compliance with all applicable legal requirements imposed by VAWA, Granbury Housing Authority has incorporated VAWA protections into policy documents and procedures in order to serve the needs of both child and adult victims. The Granbury Housing Authority is an active member of the Hood County for Healthy Children Coalition focusing on the prevention of child abuse. The strategic objectives include increasing community awareness to support good parenting and healthy children through developing relationships with public and private social service entities to provide education through service group presentations and provide Parent Cafe opportunities to support families and children at no charge.</i></p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <ul style="list-style-type: none"> • <i>A change that materially revises the agency's mission, goals, or objectives;</i> • <i>Material changes to the admissions and continued occupancy policy (ACOP);</i> • <i>Material changes in regard to demolition, disposition, designation, or conversion activities;</i> • <i>Changes in the use of the Capital Fund Program in the amount of 50% or more of the annual grant</i> • <i>Additions of a Capital Fund Program or non-emergency work items that are not in the current Annual Statement or 5 Year Action Plan in the amount of 50% or more of the annual grant</i>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>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.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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. 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 Act 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.

Attachment A – Conversion of Public Housing to Tenant Based Assistance:

HUD has introduced Notice PIH 2019-05 (HA), which authorizes small Public Housing Agencies (PHAs) to convert public housing to tenant-based assistance through the Streamlined Voluntary Conversion (SVC) program. The Granbury Housing Authority (GHA) is proposing to submit an SVC conversion plan and application for the conversion of its entire public housing portfolio by Q1 of 2022. The portfolio is comprised of:

Site Name: Cross Acres and Allen Meadows

Unit Count: 100 General Occupancy

Unit Mix: 8 – 0 BR / 67 – 1 BR / 14 – 2 BR / 11 – 3 BR

The intent of GHA is to withdraw the units from conventional public housing program, convey the properties to a subsidiary entity of GHA, and retain the units as affordable housing through the provision of both Tenant Protection Vouchers (TPVs) and project based voucher subsidy assistance through the Housing Choice Voucher (HCV) program, as administered by a partnering PHA, the Weatherford Housing Authority (WHA), who currently administer vouchers in Parker County. In addition, in order to ensure that the units meet and exceed the Housing Quality Standards (HQS) required for the HCV program, GHA intends to complete minimal/ moderate rehabilitation on the units using the current Public Housing Operating and Capital Funds and reserves. Upon conversion of these units through the SVC program, GHA intends to close out its Public Housing program by the end of 2021 or earlier. In 2020, GHA received \$300,162 in Operating Subsidy and \$178,317 in Capital Fund Subsidy, and all funds will be used in connection with such conversion.

GHA does not anticipate that any families will be required to relocate as a part of this process. In addition, GHA will ensure that all families are afforded the opportunity and right to remain in their current unit using the HCV in the form of a tenant-based voucher (TBV). Families may opt to remain in their units using the TBV or may choose to relocate to other private market units under the HCV program.

GHA also proposes to utilize Project Based Vouchers (PBVs) on the property. Families who voluntarily consent to PBV assistance will have the opportunity to remain in their unit under a PBV contract administered by WHA. Tenant consent means a family, after being fully informed of its options, voluntarily gives up the ability to receive a tenant-based HCV voucher (that could be used at the property or off-site in the private market) in order to be assisted under a PBV contract at the property. The informed and voluntary consent a family gives is to forego tenant-based HCV assistance (for use at the property or in the private market). If a family fails to consent to the PBV assistance and chooses to remain using tenant-based HCV assistance, that family's unit will be excluded from the PBV HAP contract until the family moves out or consents to switching to PBV assistance. To obtain such consent, GHA will follow all the requirements outlined in Appendix A of PIH Notice 2019-04, in addition to any other relocation requirements in 24 CFR 972.230(g). Families will be advised of their rights through a series of group and one on one meetings. The number of PBVs will depend on WHA's ability to project base vouchers to GHA's project but would be no more than 100 vouchers. Project-based vouchers is consistent with the PHA Plan as it promotes and provides for continued affordability of the units.

HUD issued the SVC Notice to provide regulatory relief to small PHAs. SVC provides another tool for PHAs to recapitalize their public housing inventory and to better assist low income families in their communities. Conversion to Housing Choice Vouchers will give GHA greater flexibility to respond to local needs, allows GHA to pursue private financing for future development of affordable housing, and provides greater housing choice and mobility to assisted households.

These properties will include all residential and non- residential buildings, including community rooms, office buildings, maintenance shops and storage buildings. As part of this disposition, GHA will be closing out all non-residential assets as well as the following units below on the property site.

Granbury Housing Authority consists of following units and their locations and sizes.

Unit Address	Bedroom Size	Designation	Other
714 North Crockett, Granbury, Texas 76048	2 H/C	General Occupancy	
716 North Crockett, Granbury, Texas 76048	2	General Occupancy	
718 North Crockett, Granbury, Texas 76048	3	General Occupancy	
720 North Crockett, Granbury, Texas 76048	3	General Occupancy	
205 East Barton, Granbury, Texas 76048	1	General Occupancy	
207 East Barton, Granbury, Texas 76048	1	General Occupancy	
207A East Barton, Granbury, Texas 76048	1	General Occupancy	
207B East Barton, Granbury, Texas 76048	1	General Occupancy	
207C East Barton, Granbury, Texas 76048	1	General Occupancy	
207D East Barton, Granbury, Texas 76048	1	General Occupancy	
303A East Barton, Granbury, Texas 76048	1	General Occupancy	
303B East Barton, Granbury, Texas 76048	1	General Occupancy	
305A East Barton, Granbury, Texas 76048	1	General Occupancy	
305B East Barton, Granbury, Texas 76048	1	General Occupancy	
307A East Barton, Granbury, Texas 76048	1	General Occupancy	
307B East Barton, Granbury, Texas 76048	1	General Occupancy	
307 East Barton, Granbury, Texas 76048	1	General Occupancy	
305 East Barton, Granbury, Texas 76048	1	General Occupancy	
308 North Baker, Granbury, Texas 76048	2	General Occupancy	
306 North Baker, Granbury, Texas 76048	2 H/C	General Occupancy	
304 North Baker, Granbury, Texas 76048	2	General Occupancy	
302 North Baker, Granbury, Texas 76048	2	General Occupancy	
414 Live Oak, Granbury, Texas 76048	1	General Occupancy	
412 Live Oak, Granbury, Texas 76048	1	General Occupancy	
410 Live Oak, Granbury, Texas 76048	1	General Occupancy	
408 Live Oak, Granbury, Texas 76048	1	General Occupancy	
406 Live Oak, Granbury, Texas 76048	1	General Occupancy	
404 Live Oak, Granbury, Texas 76048	1	General Occupancy	
311 North Thrash, Granbury, Texas 76048	1	General Occupancy	
313 North Thrash, Granbury, Texas 76048	1	General Occupancy	
310 North Thrash, Granbury, Texas 76048	1	General Occupancy	
308 North Thrash, Granbury, Texas 76048	3 H/C	General Occupancy	
104 East Rucker, Granbury, Texas 76048	1	General Occupancy	
102 East Rucker, Granbury, Texas 76048	1	General Occupancy	
501 North Houston, Granbury, Texas 76048	1	General Occupancy	
503 North Houston, Granbury, Texas 76048	1	General Occupancy	
505 North Houston, Granbury, Texas 76048	1	General Occupancy	
507 North Houston, Granbury, Texas 76048	1	General Occupancy	
509 North Houston, Granbury, Texas 76048	1	General Occupancy	
511 North Houston, Granbury, Texas 76048	1	General Occupancy	
513 North Houston, Granbury, Texas 76048	1	General Occupancy	
515 North Crockett, Granbury, Texas 76048	1	General Occupancy	
515A North Crockett, Granbury, Texas 76048	0	General Occupancy	
515B North Crockett, Granbury, Texas 76048	0	General Occupancy	
513 North Crockett, Granbury, Texas 76048	0	General Occupancy	
511 North Crockett, Granbury, Texas 76048	0	General Occupancy	
509B North Crockett, Granbury, Texas 76048	0	General Occupancy	
509A North Crockett, Granbury, Texas 76048	0	General Occupancy	
507 North Crockett, Granbury, Texas 76048	0	General Occupancy	
505 North Crockett, Granbury, Texas 76048	0	General Occupancy	

