

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name : <b>City of Amarillo</b> PHA Code: <b>TX472</b> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/01/2009				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: None Number of HCV units: 1,409				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> 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
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. Not applicable. 5-Year Plan update to be completed in 2010.				
<b>5.1</b>	<b>Mission.</b> 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: Not applicable. 5-Year Plan update to be completed in 2010.				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Not applicable. 5-Year Plan Update to be completed in 2010.				
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. : Please see attachment to 2009 PHA Plan.  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main administrative office of the PHA: 509 E 7 <sup>th</sup> Room 104 Amarillo TX 79101 PHA website: www.ci.amarillo.tx.us				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> The City of Amarillo is in the fifth year of operating a Section 8 Homeownership program. There is no limit on the number of families who may participate in the program. In addition to HUD criteria, families must have been a participant in the Housing Choice Voucher Program for at least a year and, unless elderly or disabled, participating in the Family Self-Sufficiency Program. The City has Memorandums of Understanding with four lenders who are participating in the program and twenty realtors have attended training to understand the basics of the program. Eight families have closed on homes. Homebuyer education classes continue to prepare other families to be homebuyers as they address credit issues and work on increasing income, reducing debts and building savings.  The City requires that financing for purchase of a home under the Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. Not applicable.				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>Not applicable.</b>				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>Not applicable.</b>				

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.  <b>Not applicable.</b></p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.  Please see attachment to 2009 PHA Plan.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  Please see attachment to 2009 PHA Plan.</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.  Please see attachment to 2009 PHA Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”  A <b>substantial deviation</b> from the approved 5-Year Plan is the addition or deletion of a Strategic Goal or the deletion of one or more objectives. An addition of an objective is not a substantial deviation of the Plan.  A <b>significant amendment or modification</b> to the 5-Year Plan is a change to the rent or admission policies or a change to the organization of the waiting list.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. 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 its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or 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.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**Attachment to FY 2009 PHA Annual Plan  
City of Amarillo TX472**

<b>List of Supporting Documents Available for Local Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Form HUD-50077, <i>Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan, including required PHA certification and assurances for policy and program changes since last Annual Plan.</i>	Streamlined Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	Approved Section 8 homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>XII</u> of the Section 8 Administrative Plan).	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in the public housing A & O Policy.	
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

## 6.0 (a) PHA Plan Elements

### 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

No revisions since the 2008 PHA Plan.

### 2. Financial Resources

Source	Amount	Use
Annual Contributions for Section 8 Housing Choice Voucher Program	\$5,623,351	Section 8 Eligible expenses- HAP and administrative fee
Annual Contributions for Section 8 5- Year Mainstream Vouchers	\$ 292,909	Eligible expense- HAP and administrative fee
Annual Contributions for Section 8 Mod Rehab	\$ 33,502	Housing assistance payments
FSS Coordinator Grant	\$ 35,298	FSS Program
<b>Total Resources</b>	<b>\$5,985,060</b>	

### 3. Rent Determination

No revisions since the 2008 PHA Plan.

### 4. Operation and Management

Not applicable. Section 8 only.

### 5. Grievance Procedures

No revisions since the 2008 PHA Plan.

### 6. Designated Housing for Elderly and disabled Families.

Not applicable. Section 8 only.

### 7. Community Service and Self-Sufficiency

No revisions since the 2008 PHA Plan.

### 8. Safety and Crime Prevention

Not applicable. Section 8 only.

### 9. Pets

Not applicable. Section 8 only.

**10. Civil Rights Certification**

A signed Certification of Consistency with the Consolidated Plan is on file in the main Administrative Office of the PHA.

**11. Fiscal Year Audit.**

A copy of the current fiscal year is available in the main administrative office of the PHA.

**12. Asset Management.**

Not applicable. Section 8 only.

**13. Violence Against Women Act (VAWA)**

**Activities, Services or Programs provided by Local Agencies**

Family Support Services- Provides assistance to children and adults who have been victims of family violence or sexual assault. The Crisis Services Division strives to provide safety and security as well as prevention of these crimes against individuals and society. Services include: 24- hour assistance to victims of family violence and sexual assault; face-to-face crisis intervention; 24-hour Crisis Hotline; 24-hour emergency shelter for victims of family violence; and advocacy and accompaniment through the medical, legal and judicial systems. FSS also provides family and individual counseling and specialized counseling such as batterers Intervention and Prevention Program and Anger Management.

The Bridge- Children's Advocacy Center-The Bridge is a comprehensive, child-focused program that offers a one-stop approach to child abuse investigation. The following services are offered: Forensic interviews, multidisciplinary case review, on-site sexual assault exam; community education; victim assistance; and counseling.

**Activities, Services or Programs provided By the PHA**

The City of Amarillo has amended the Administrative Plan for the Section 8 Housing Choice Voucher Program to comply with Sections 606 and 607 of the Violence Against Women Act (VAWA). A bulk mailing was done to all landlords and program participants informing them of the protection afforded certain victims of criminal domestic violence, dating violence, stalking, and sexual assault – as well as members of the victims' immediate families- from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim.

The briefing packets now contain information explaining the requirements of VAWA as well as the protections afforded program participants. Although moves

are not allowed in the first year of the lease, exceptions may be made when a participant or a member of the household has been a victim of one of these acts and they meet the requirements of the VAWA and feel threatened by remaining in the unit. The participant may be required to furnish documentation to support their request to move on this basis.

The Housing Office works very closely with the Amarillo Police Department's Victim Assistance Coordinator in resolving issues such as relocation for safety reasons, substantiating claims of violent crimes, and removing a family member from the household who is responsible for the domestic violence.

The Housing Office also maintains close ties with the staff of the local Domestic Violence Shelter who staffs a 24-hour crisis line for both domestic violence and rape crisis. The housing staff is able to make appropriate referrals to this agency on behalf of program participants when necessary.

## **9.0 Housing Needs**

### **2005-2010 Consolidated Plan Housing Needs Assessment**

The housing needs assessment gauges areas in the housing market that are not meeting the needs of the community. These needs include issues dealing with the appropriate housing, cost of housing, and housing conditions. Appropriate housing refers to a household residing in a housing unit that provides sufficient space for the number of occupants, without exceeding their capacity to maintain the unit. Overcrowding is the primary problem in the consideration of appropriate housing. The U.S. Census defines overcrowding as more than one person per room. Another issue with appropriate housing is being over-housed. This problem manifests itself mainly with elderly households where the children have all moved out and the remaining couple or individuals have more space than is required for just themselves. While that is not typically a problem, as income becomes more limited and other demands become more pressing, home maintenance sometimes takes a backseat, being put off until later. Often, these deferred maintenance items become larger problems such as water damage from leaky roofs, wood damage from worn paint, or foundation problems resulting from neglecting to maintain appropriate moisture conditions. What should have been a \$2,000 roofing repair job can turn into a \$30,000 major rehabilitation project.

The cost of housing is measured by cost burden – the percentage of a household's income needed to cover housing expenses (rent or mortgage payment plus utilities). Paying over 30 percent of a household's income is considered a cost burden and more than 50 percent is considered a severe cost burden.

Physical housing problems refer to 2000 Census data concerning lack of complete plumbing and/or kitchen facilities and the age of the housing stock. The 2000 Census provides a general overview of conditions through the housing data, but it must be loosely interpreted. Older housing stock tends, generally speaking, to be in poorer condition than newer housing stock. Those without complete kitchen and/or plumbing facilities are likely to have other housing problems as well. Hence, these data are incorporated into this discussion as a substitute for an on-site housing condition evaluation.

## Overcrowding

The U.S. Census defines overcrowding as more than one person per room. The table below provides a comparison between owner-occupied and rental housing overcrowding by this definition. In the comparison, rental housing tends to be more overcrowded, with nearly 4.6 percent of owner-occupied housing fitting the definition, while 9.39 percent of rental households fall in the range. According to the 2000 Census, the average household size was 2.28 for rental housing and 2.68 for owner-occupied housing.

Occupants Per Room	Number	%
<b>Owner occupied:</b>	<b>Number</b>	<b>%</b>
0.50 or less	29,373	68.68%
0.51 to 1.00	11,430	26.73%
1.01 to 1.50	1,260	2.95%
1.51 to 2.00	464	1.08%
2.01 or more	238	.56%
Owner Occupied Total	42,765	100%
<b>Renter occupied:</b>		
0.50 or less	13,862	55.79%
0.51 to 1.00	8,653	34.83%
1.01 to 1.50	1,389	5.59%
1.51 to 2.00	608	2.45%
2.01 or more	335	1.35%
Renter occupied Total	24,847	100%

The following table provides details on overcrowding by ethnicity. Hispanic and African-American households have higher levels of overcrowding compared to White households.

Race	Total	1.00 or less Occupants Per room	1.01 or more occupants Per room	Percent of Total Overcrowded
White	51,123	49,814	1,309	2.6%
African-American	3,478	3,116	362	10.4%
Hispanic	10,788	8,463	2,325	21.6%

## Housing Conditions

In 2005 the City of Amarillo conducted an update to a Housing Condition Study that was first developed in 1983 and later updated in 1993, to survey the current condition of the City's housing stock. The 2005 housing estimate showed Amarillo having 72,408 housing units in comparison to the 1993 estimate of 69,067. The table below illustrates the comparison of the three housing condition surveys and percent of housing in each rating category. Between 1993 and 2005 there was a 35.6 percentage point decrease in the percent of housing units rated as "Good", the highest category, exemplified by attractive and well-maintained housing units.

Comparison of Amarillo Housing Conditions Surveys			
Rating Category	1983 Survey % of Units	1993 Survey % of Units	2005 Survey % of Units
Good	38,447 units 66.1%	48,485 units 70.2%	25,053 units 34.6%
Fair	13,412 units 18.3%	16,507 units 23.9%	23,677 units 32.7%
Needs Minor Rehab	4,726 units 6.4%	1,934 units 2.8%	8,979 units 12.4%
Needs Major Rehab	2,810 units 3.7%	1,105 units 1.6%	6,517 units 9.0%
Dilapidated	4,471 units 5.5%	1,036 units 1.5%	8,182 units 11.3%
<b>Total Housing Units</b>	<b>66,866</b>	<b>69,067</b>	<b>72,408</b>

The percent of dilapidated housing units, those that are clearly substandard and residences typical of slum conditions, increased by 9.8 percentage points during the 12 year period between surveys to account for 11.3 percent of the total units. According to the 2005 Housing Condition Survey, the overall quality of the Amarillo housing stock is in decline.

## Housing Needs of Very Low, Low, and Moderate-Income Households

Affordable housing is defined as gross housing costs (rent or mortgage payment plus utilities) totaling no more than 30 percent of a household's gross income. A household paying more than 30 percent of their total income towards their rent or mortgage is considered to be cost burdened. A household paying more than 50 percent of their income towards their rent or mortgage is considered to be severely cost burdened. The following discussion analyzes the housing problems and assistance needs of households by various income groups. **For purposes of the discussion below, a household with a housing problem is described as:**

- **Occupying a housing unit that meets the U.S. Census definition of having a physical defect (lacking complete kitchen or bathroom); or paying more than 30 percent of their income on housing expenses.**

The table to the right below presents a comparison of households with 30 percent and 50 percent cost burdens among renters by ethnicity, which are calculated from 2000 Census data. There were 918 African-American households, 1,763 Hispanic households and 6,031 White Non-Hispanic households with a cost burden of more than 30 percent. Also of those households with a cost burden of more than 30 percent, 526 African-American households, 791 Hispanic households and 2,868 White non-Hispanic households had a cost burden of more than 50 percent.

Race	% Cost Burden> 30%	% Cost Burden> 50%
Hispanic	35.74%	16.03%
African-American	49.14%	28.16%
White non-Hispanic	35.40%	16.83%

Source: 2000 Census.

**Table 22: Percentage Cost Burden by Race**

### Very Low-Income Households

The Very Low-Income designation applies to those households whose incomes are at or below 50 percent of the HUD-adjusted family median income (HAMFI). The HAMFI refers to the statutory adjustments that include upper and lower caps for areas with low or high ratios of housing costs to income as defined in HUD’s 1999 report on the nation’s worst case housing needs. Table B, indicates that 11,036 households of the 16,436 very low-income households in Amarillo have a housing problem. More than 10,371 households are paying more than 30 percent of their income for housing. Among them 6,985 are renters and 3,382 are homeowners. Cost burdened very low-income households can be further identified by household type: elderly, small family, large family, and all others. Of the 6,985 cost burdened very low-income renters, 1,176 were elderly households, 2,459 were small families, 649 were large families, and the remaining 2,701 households were in the "other" category

### Disproportionate Need, Very Low-Income

Disproportionate need is defined as one racial or ethnic group displaying a noticeably greater need for housing assistance than the population as a whole. For purposes of the Consolidated Plan, a difference of 10 percent in housing needs data between the population as a whole and a minority population is an indicator of disproportionate need.

Comparing Table B1 and Table C it can be noted that White Non-Hispanic households did not show a disproportionate need within any of the categories of elderly, family, or other for both owner and rental households.

Comparing Table B1 and Table E it can be noted that Hispanic households did not show a disproportionate need in any of the categories. In fact, only 37.5 of Hispanic “other” owner households displayed housing problems while in the population overall, 64.5 percent of households in the “other” owner category had housing problems.

Comparing Table B1 and Table D it can be noted that 100 percent of African-American elderly households (0 to 30% MFI) had housing problems while in the overall population only 69.4 percent of the Very Low-Income elderly households (0 to 30% MFI) had housing problems.

## **Low-Income**

The Low-Income designation applies to those households whose incomes are greater than 50 percent but less than or equal to 80 percent of the HUD adjusted family median income. Table 24 indicates that 4,032 households of the 12,181 Low-Income households in Amarillo had some type of housing problem. It is estimated that 1,310 Low-Income renters and 1,588 Low-Income homeowners were paying more than 30 percent of their income towards their rent (cost burdened). Of the 1,310 cost burdened Low-Income renters, 296 were elderly households, 499 were small families, 60 large families, and the remaining 456 were in the Other category. There is significant improvement in the cost burden data from the Low-Income group, when compared with data for the Very Low-Income households.

### **Disproportionate Need, Low-Income**

None of the White Non-Hispanic, African-American, or Hispanic households in the Low-Income category displayed a disproportionate need.

## **Moderate-Income**

The Moderate-Income designation applies to those households whose incomes are greater than 80 percent but less than or equal to 95 percent of the HUD adjusted family median income. Table B indicates that 3,541 households, or 9.1 percent, of the 38,916 Moderate-Income households, had some sort of housing problem. Of this number, 1,102 Moderate-Income renters and 2,441 Moderate-Income homeowners were paying more than 30 percent of their income towards their housing costs (cost burdened). Of the 1,102 cost burdened moderate-income renters, 193 were estimated to be elderly households, 408 small families, 400 large families, and the remaining 99 were in the Other category.

### **Disproportionate Need, Moderate Income**

Comparing Table D and Table E, African-American Households within the Moderate Income (81 to 95% MFI) had disproportionate need in the following categories: Family Renters, Total Renters, and Total Households. Table 27 shows that Hispanic households had disproportionate need in the following categories: Family Renters, Total Renters, Family Owners, Total Owners, and Total Households.

**Table A Households By Type and Income**

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or More)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or More)	All Other Owners	Total Owners	
Very Low Income (0 to 50% MFI)	1,779	3,313	942	3,606	9,640	3,234	1,815	687	1,060	6,796	16,436
0 to 30% MFI	1,012	1,778	489	1,973	5,252	1,277	721	237	535	2,770	8,022
31 to 50% MFI	767	1,535	453	1,633	4,388	1,957	1,094	450	525	4,026	8,414
Low-Income (51 to 80% MFI)	647	2,483	599	1,916	5,645	2,330	2,473	904	829	6,536	12,181
Moderate Income (81 to 95% MFI)	1,014	4,295	774	3,418	9,501	6,940	16,597	2,970	2,908	29,415	38,916
<b>Total Households</b>	<b>3,440</b>	<b>10,091</b>	<b>2,315</b>	<b>8,940</b>	<b>24,786</b>	<b>12,504</b>	<b>20,885</b>	<b>4,561</b>	<b>4,797</b>	<b>42,747</b>	<b>67,533</b>

**Table B All Households**

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	Small Related (2 to 4)	Large Related (5 or more)	All Other Owners	Total Owners	
1. Very Low Income (0 to 50% MFI)	1,779	3,313	942	3,606	9,640	3,234	1,815	687	1,060	6,796	16,436
2. 0 to 30% MFI	1,012	1,778	489	1,973	5,252	1,277	721	237	535	2,770	8,022
3. % with any housing problems	69.4	81.7	93	77.7	78.9	59.7	66.7	77.2	64.5	64	73.7
4. % Cost Burden > 30%	69.4	78.6	85.9	76.4	76.7	59.7	66.2	54	64.5	61.8	71.6
5. % Cost Burden > 50%	53.3	60.2	66.5	66.1	61.7	30.5	53.3	37.1	38.3	38.5	53.7
6. 31 to 50% MFI	767	1,535	453	1,633	4,388	1,957	1,094	450	525	4,026	8,414
7. % with any housing problems	62.3	73.9	86.8	75.5	73.8	30	58.9	82.2	53.3	46.7	60.9
8. % Cost Burden > 30%	61.8	69.1	50.6	73.1	67.4	30	57.5	41.1	51.4	41.5	55
9. % Cost Burden > 50%	27.9	12.1	4.2	18.7	16.5	13.2	27	11.1	29.5	18.8	17.6
10. Low-Income (51 to 80% MFI)	647	2,483	599	1,916	5,645	2,330	2,473	904	829	6,536	12,181
11. % with any housing problems	47.4	30.1	58.3	25.4	33.5	15.2	36.7	58.5	41.5	32.7	33.1
12. % Cost Burden > 30%	45.9	20.1	10	23.8	23.2	14.4	32.3	12.6	41.5	24.3	23.8
13. % Cost Burden > 50%	18.4	0.4	2.5	1.2	3	3	8.2	1.5	10.9	5.8	4.5
14. Moderate Income (81 to 95% MFI)	1,014	4,295	774	3,418	9,501	6,940	16,597	2,970	2,908	29,415	38,916
15. % with any housing problems	19.1	9.5	51.7	2.9	11.6	4.6	5.9	29.5	9.2	8.3	9.1
16. % Cost Burden > 30%	16.4	2.1	0	2.3	3.5	4.1	4	4.7	7.6	4.5	4.2
17. % Cost Burden > 50%	6.3	0	0	0	0.7	0.9	0.7	1	1.2	0.8	0.8
18. Total Households	3,440	10,091	2,315	8,940	24,786	12,504	20,885	4,561	4,797	42,747	67,533
19. % with any housing problems	48.9	37.1	69	37.5	41.9	16.2	14.5	42.9	25.8	19.3	27.6
20. % Cost Burden >30	47.6	30.2	30.6	36.2	34.8	15.8	12.3	12.4	24.6	14.7	22.1
21. % Cost Burden >50	27.2	12.5	15.5	18.3	16.9	6.2	4.8	4	10.1	5.7	9.8

**Table B1 All Households**

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 member Households	Family Households	All Other Households	Total Renters	Elderly	Family Households	All Other Owners	Total Owners	
1. Very Low Income (0 to 50% MFI)	1,779	4,255	3,606	9,640	3,234	2,502	1,060	6,796	16,436
2. 0 to 30% MFI	1,012	2,267	1,973	5,252	1,277	958	535	2,770	8,022
3. % with any housing problems	69.4	84.14	77.7	78.9	59.7	69.30	64.5	64	73.7
4. % Cost Burden > 30%	69.4	82.49	76.4	76.7	59.7	59.65	64.5	61.8	71.6
5. % Cost Burden > 50%	53.3	63.49	66.1	61.7	30.5	46.02	38.3	38.5	53.7
6. 31 to 50% MFI	767	1,988	1,633	4,388	1,957	1,544	525	4,026	8,414
7. % with any housing problems	62.3	76.84	75.5	73.8	30	65.69	53.3	46.7	60.9
8. % Cost Burden > 30%	61.8	59.11	73.1	67.4	30	47.95	51.4	41.5	55
9. % Cost Burden > 50%	27.9	8.76	18.7	16.5	13.2	20.37	29.5	18.8	17.6
10. Low-Income (51 to 80% MFI)	647	3,082	1,916	5,645	2,330	3377	829	6,536	12,181
11. % with any housing problems	47.4	35.58	25.4	33.5	15.2	42.54	41.5	32.7	33.1
12. % Cost Burden > 30%	45.9	13.44	23.8	23.2	14.4	20.19	41.5	24.3	23.8
13. % Cost Burden > 50%	18.4	1.10	1.2	3	3	6.32	10.9	5.8	4.5
14. Moderate Income (81 to 95% MFI)	1,014	5,069	3,418	9,501	6,940	19567	2,908	29,415	38,916
15. % with any housing problems	19.1	15.94	2.9	11.6	4.6	9.48	9.2	8.3	9.1
16. % Cost Burden > 30%	16.4	0.33	2.3	3.5	4.1	4.58	7.6	4.5	4.2
17. % Cost Burden > 50%	6.3	0.00	0	0.7	0.9	0.86	1.2	0.8	0.8
18. Total Households	3,440	12,406	8,940	24,786	12,504	25446	4,797	42,747	67,533
19. % with any housing problems	48.9	43.05	37.5	41.9	16.2	19.59	25.8	19.3	27.6
20. % Cost Burden >30	47.6	30.46	36.2	34.8	15.8	12.37	24.6	14.7	22.1
21. % Cost Burden >50	27.2	14.01	18.3	16.9	6.2	4.40	10.1	5.7	9.8

**Table C: White Non-Hispanic Households**

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 member Households	Family Households	All Other Owners	Total Owners	
<b>1. Household Income &lt;=50% MFI</b>	1,530	2,015	2,545	6,090	2,695	1,220	795	4,710	10,800
<b>2. Household Income &lt;=30% MFI</b>	880	960	1,330	3,170	1,005	500	385	1,890	5,060
% with any housing problems	68.2	79.7	79.7	76.5	59.7	71	68.8	64.6	72
<b>3. Household Income &gt;30 to &lt;=50% MFI</b>	650	1,055	1,215	2,920	1,690	720	410	2,820	5,740
% with any housing problems	68.5	77.3	76.5	75	32	61.1	52.4	42.4	59
<b>4. Household Income &gt;50 to &lt;=80% MFI</b>	615	1,760	1,405	3,780	2,110	1,780	625	4,515	8,295
% with any housing problems	50.4	32.4	27.4	33.5	15.9	43	48	31	32.1
<b>5. Household Income &gt;80% MFI</b>	965	3,405	2,830	7,200	6,595	15,670	2,580	24,845	32,045
% with any housing problems	19.7	10	3	8.5	3.9	6.5	8.9	6.1	6.6
<b>6. Total Households</b>	3,110	7,180	6,780	17,070	11,400	18,670	4,000	34,070	51,140
% with any housing problems	49.7	34.7	36.3	38	15.2	13.8	25.3	15.6	23.1

Source: The Comprehensive Housing Affordability Strategy (CHAS) 2000 data

**Table D: African-American Non-Hispanic Households**

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 member Households	Family Households	All Other Owners	Total Owners	
<b>1. Household Income &lt;=50% MFI</b>	90	640	303	1,033	245	204	74	523	1,556
<b>2. Household Income &lt;=30% MFI</b>	45	410	235	690	130	79	50	259	949
% with any housing problems	100	92.7	76.6	87.7	57.7	75.9	70	65.6	81.7
<b>3. Household Income &gt;30 to &lt;=50% MFI</b>	45	230	68	343	115	125	24	264	607
% with any housing problems	44.4	71.7	79.4	69.7	26.1	60	83.3	47.3	60
<b>4. Household Income &gt;50 to &lt;=80% MFI</b>	19	204	170	393	54	225	44	323	716
% with any housing problems	21.1	31.4	32.4	31.3	7.4	37.8	9.1	28.8	30.2
<b>5. Household Income &gt;80% MFI</b>	10	275	105	390	109	540	90	739	1,129
% with any housing problems	0	29.1	0	20.5	13.8	13	16.7	13.5	15.9
<b>6. Total Households</b>	119	1,119	578	1,816	408	969	208	1,585	3,401
% with any housing problems	58	61.6	50	57.7	30.4	29.9	35.6	30.8	45.1

**Table E: Hispanic Households**

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 member Households	Family Households	All Other Owners	Total Owners	
1. Household Income <=50% MFI	122	1,490	539	2,151	194	998	149	1,341	3,492
2. Household Income <=30% MFI	68	830	284	1,182	84	359	80	523	1,705
% with any housing problems	72.1	85.5	81	83.7	65.5	68.2	37.5	63.1	77.4
3. Household Income >30 to <=50% MFI	54	660	255	969	110	639	69	818	1,787
% with any housing problems	27.8	78.8	74.5	74.8	22.7	70.4	49.3	62.2	69.1
4. Household Income >50 to <=80% MFI	4	1,010	264	1,278	123	1,225	124	1,472	2,750
% with any housing problems	0	42.6	7.2	35.1	6.5	43.3	11.3	37.5	36.4
5. Household Income >80% MFI	40	1,060	410	1,510	103	2,710	189	3,002	4,512
% with any housing problems	25	28.8	4.9	22.2	13.6	22	10.1	20.9	21.3
6. Total Households	166	3,560	1,213	4,939	420	4,933	462	5,815	10,754
% with any housing problems	44.6	55.2	37.8	50.6	24.3	36.9	21	34.7	42

## Housing Assistance

The City of Amarillo administers Section 8 Vouchers in Amarillo. An indicator of housing need can be derived from the waiting lists for assisted housing in Amarillo. Currently Amarillo administers 1,409 Section 8 vouchers. The table below illustrates the housing needs of families on the waiting list. There are a total of 1,612 households on the waiting lists for assisted housing.

	# of families	% of total families
Waiting List		
Total	1,612	
Extremely low income (<= 30% AMI)	1,331	82.57%
Very low income (>30% but <=50% AMI)	281	17.43%
Low income (>50% but <80% AMI)	0	0%
Families with children	859	53.29%
Elderly families	90	5.58%
Families with disabilities	530	21.28%
Hispanic	427	26.49%
Black/Non-Hispanic	371	23.01%
All other minorities	49	.52%

## 10.0 Additional Information

### (a) Progress in Meeting Mission and Goals

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing
  - Objectives:
    - Apply for additional rental vouchers: as funding is made available
    - Reduce public housing vacancies:
    - Leverage private or other public funds to create additional housing opportunities:
 

**The City of Amarillo administers a HOME funded Rental Rehabilitation Program where the owner contributes toward the rehabilitation costs. 25 units were completed during the year. \$540,630 in private funds were used in conjunction with \$374,975 in HOME dollars.**

- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score) strive to maintain high performer standing **A standard SEMAP score was received in 2008. Steps have been taken to improve the overall performance to assure a High Performer score in 2009.**
  - Increase customer satisfaction: Customer satisfaction surveys will be conducted annually and reviewed by the Tenant Advisory Board for recommendations. **Survey instrument reviewed by Tenant Advisory Board on March 31, 2009. Results of survey mailed to Board on April 24, 2009.**
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling: Briefing packets contain maps of low poverty census tracts along with information of employers, child care providers and schools. Goal: 25% of participants reside in low poverty census tracts. **13% of participants reside in low poverty census tracts. A low poverty census tract is defined as one in which the individual poverty rate is less than 10%. Portability is explained at initial briefing and at each annual recertification.**
  - Conduct outreach efforts to potential voucher landlords  
**Outreach is conducted at quarterly community based City Commission meetings, local school open houses, Community Development Neighborhood Meetings, and one on one landlord briefings. Program information is available on the city's website and information packets are mailed to landlords upon request.**
  - Increase voucher payment standards- payment standards are reviewed annually and increased as needed to assure families competitiveness in rental market. **Payments standards reviewed and increased effective October 1, 2008.**
  - Implement voucher homeownership program: goal to move 15 families to homeownership **One family moved to homeownership during FY2008 and another in May, 2009 bringing the total to 8.**
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
- Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)
    - Provide information to families on housing options outside high poverty areas
    - Information is included in briefing packets not only on housing options but on location of schools, child care facilities and major employers in the areas.**

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability: **The FSS Program has an active FSS Coordinating Committee comprised of representatives from critical social and governmental agencies. Areas represented include employment, child care, legal, financial, nutritional, and housing. Monthly participant meetings are conducted to address issues related to the families meeting their goals and overcoming challenges they face.**
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities. **The Housing Office works closely with agencies such as Adult Protective Services, Meals on Wheels, the Area Agency on Aging, Spec Trans and Jan Werner Adult Day Care to assist in meeting ongoing or immediate needs of these individuals.**
  - Other: (list below) Recruit families to participate in the Family Self-Sufficiency Program to maintain 100% voluntary enrollment goal. Maintain Welfare to Work Program enrollment at 50. **The FSS Program enrollment stands at 82 families, which exceeds our voluntary enrollment goal of 75. The Welfare to Work Program enrollment is currently at 26 families**

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:  
**Briefing packets contain the Fair Housing Brochure and a Housing Discrimination Complaint form. During the briefing, the brochure is explained as well as how to file a discrimination complaint using the form. Housing staff is available to assist in completing the form.**
  - 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: **During briefings and again at the time leases are executed, the families are instructed to report any maintenance problems to the owner first. If the owner does not take action in a reasonable time, they are instructed to contact the Housing Office so that our inspector can make an on-site inspection of the problem. The owner is notified of the deficiency and a follow up inspection is made to assure the repairs are completed. If not, proper action is taken, including abatement of rent and ultimately termination of the HAP contract.**
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **A list of accessible units is maintained by the Housing Office and is available upon request.**
  - Other: (list below)

## 11.0 Required Submissions for HUD Field Office Review

- (f) **Resident Advisory Board comments.**
- 1) Although the implementation was delayed of the final rule for the Refinement of Income and Rent Determination Requirements in Public Housing and Assisted Housing Programs, the Board was briefed on the parts that are applicable to the housing choice voucher program. These areas are: social security numbers, citizenship and immigration, annual income and income verification. The stricter requirements for every household member to disclose and provide documentation verifying their social security numbers and citizenship raised some issues. Several members expressed concern over producing the original social security cards of each household member but understood the reasoning behind the requirement. Similar concerns were expressed over producing certified copies of birth certificates especially for some elderly on the program who may have been born at home rather than in a hospital setting.
  - 2) During the open discussion segment of the meeting, several board members raised concerns about inspection requirements and procedures. Comments included:
    - The same inspector who did the original inspection should conduct the follow up inspection. Too often additional fail items are noted during follow up inspections resulting in another follow up inspection having to be made. It is a burden for the tenant to take

time off from work to continue to meet the inspector. **Response: It is not feasible to schedule inspections in this manner due to the workload. A meeting was held with all inspectors to make them aware of this issue. More time will be allowed for initial and annual inspections to assure HQS deficiencies are fully noted to avoid any omissions.**

- A pre-inspection checklist should be mailed with the inspection appointment letter so that the tenant and landlord could use it to do a walk through of the unit to check for needed repairs prior to the inspection. **Response: A checklist has been created and will be mailed with all annual inspection appointment letters to the landlord and tenant.**
- A suggestion was made that the inspector call the tenant if they are running late or if they can be at the unit earlier than scheduled. This would prevent tenants from having to take so much time off from work. **Response: The inspectors agree that this will be a simple thing to do in such instances.**
- Several comments were made that the HQS requirements are too strict, especially the lead paint requirements. They feel this prohibits landlords from putting units on the program. **Response: The City has no choice in enforcing the HQS requirements but efforts will be made to further educate landlords on the lead paint requirements.**