



NOTICE OF PUBLIC HEARING

Housing Authority of San Angelo 2025 Annual Plan

The Housing Authority of San Angelo (HASA) has scheduled a public hearing to receive public comment on the 2025 Annual Plan. This meeting is intended for HCV participants, the Resident Advisory Board (RAB), and the general public and will be held on **May 1, 2025 at 1:30 pm at the HASA office, 420 E. 28th St.**

Beginning March 17, 2025, all information relevant to the public hearing and proposed PHA Plan are available for inspection during business hours at the HASA office, 420 E. 28th St and anytime on HASA's website www.sanangelopha.com, until May 1, 2025.

Posted on 3/17/2025:

HASA Website www.sanangelopha.com

Main Office: 420 E. 28th St.

City Hall: 72 W. College Ave.

HOUSING AUTHORITY OF SAN ANGELO

Public Hearing:
2025 Annual Plan

Meeting Date:
5/1/2025 @
1:30 pm

PRINT NAME		ADDRESS
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Expand supply of assisted housing and improve the quality of assisted housing: HASA entered into a partnership with the City of San Angelo (COSA) for the Rapid Rehousing Program as a subrecipient for the first several years. Effective 11/1/2024, HASA became the recipient of the grant. HASA's conversion from Public Housing via Section 22 has expanded affordable housing units in the community. HASA entered into a partnership with COSA for a Veteran grant opportunity. Funds were used to remodel 8 units owned by HASA and are solely available for homeless Veteran's. This grant also provides direct case management. HASA was provided Tenant Protection vouchers for a local elderly specific property converting from Section 202, resulting in 56 PBV TPV's for that community. Improve community quality of life and economic vitality: HASA actively promotes the FSS program to all current HCV Participants HASA's non-profit, FPC, has a Basic Needs Closet (BNC) that is available for all HASA participants, as well as homeless individuals living in our community. The BNC includes a food pantry, clothing, furniture/household items, and hygiene kits. HASA staff is actively involved in the local homeless coalition, the Executive Director serves as vice-chair on the Homeless Coalition Board. Ensure equal opportunity in housing to all Americans: HASA has actively promoted and enforced all Fair Housing laws and regulations, providing an opportunity for all Americans. Promote self-sufficiency and asset development of families and individuals: In addition to actively promoting the FSS program to all current participants, HASA has also partnered with other local organizations that can fill in the gaps and meet the needs of our participants. HASA staff are also trained to assist with HHSC service applications and one staff member is SOAR certified. Provide excellent customer service: HASA strives to provide excellent customer service at all times. HASA conducts team building activities and promotes self-care, as well as provides resources for de-escalation techniques. Locate/receive additional non-traditional funding sources: HASA continues to look for ways to partner with local community members and non-profits to expand services. HASA holds an annual Kickball Tournament to raise funds for our BNC. Become the recipient of the Rapid Rehousing Program: HASA successfully became the grant holder 11/1/2024, replacing COSA as recipient.</p>
B.4	<p>Capital Improvements. - Not Applicable</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></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.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Form identification: TX470-San Angelo Housing Authority Form HUD-50075-HCV (Form ID - 3550) printed by Amanda Cruz in HUD Secure Systems/Public Housing Portal at 03/11/2025 10:51AM EST



New Activities

Housing Authority of San Angelo 2025 Annual Plan

The Housing Authority of San Angelo (HASA) was contacted by HUD regarding a local Highrise development, Rio Concho Manor, converting from Section 202. We were asked to receive project-based tenant protection vouchers for up to 70 units, in accordance with PIH 2019-01. After all procedures were met, HASA received 56 TPV's, project-based at this Highrise. These vouchers have been very successful and are ongoing.

<p>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027</p>
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Brenda Gunter, the Mayor certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX470 - San Angelo Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of San Angelo, Tom Green County pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA's mission for serving the need of low, very low, and extremely low income Texans is to provide decent, safe, and sanitary housing to families in need, while promoting self-sufficiency.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	Brenda Gunter	Title:	Mayor
Signature:		Date:	

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Form identification: *TX470-San Angelo Housing Authority form HUD-50077-SL (Form ID - 3373) printed by Amanda Cruz in HUD Secure Systems/Public Housing Portal at 03/11/2025 10:40AM EST*

Certification of Compliance with PHA Plan and Related Regulations <i>(Standard, Troubled, HCV-Only, and High Performer PHAs)</i>	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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PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

San Angelo Housing Authority

TX470

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2025

 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director MRS Amanda Cruz		Name Board Chairman Troyce Wilcox	
Signature	Date	Signature	Date

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Form identification: TX470-San Angelo Housing Authority form HUD-50077-ST-HCV-HP (Form ID - 944) for CY 2025 printed by Amanda Cruz in HUD Secure Systems/Public Housing Portal at 03/11/2025 10:42AM EST



DETERMINATION OF PUBLIC HOUSING AUTHORITY'S ANNUAL PLAN CONSISTENCY WITH THE STATE OF TEXAS CONSOLIDATED PLAN

Public Housing Authority of: San Angelo, TX
Contact Name: Amanda Cruz
Address: 420 E. 28th St., San Angelo, TX 76903
Phone: 325-481-2500 Fax: 325-659-0160 Email: acruz@sanangelopha.com

Programs Administered:

Public Housing Section 8 Housing Choice Voucher

A. Mission

Please state the PHA's mission for serving the needs of low, very low, and extremely low income Texans: The Housing Authority of San Angelo provides decent, safe, & sanitary housing to low, very-low, and extremely low-income families, while promoting self-sufficiency.

B. Goals

The following definitions were used in developing the State's goals and objectives:

- *Goals* are the general ends towards which an organization directs its efforts. A goal addresses issues by stating policy intention. They are both *qualitative and quantifiable*, but are not quantified. In a strategic planning system, goals are ranked for priority. Goals stretch and challenge an organization, but they are realistic and achievable.
- *Objectives* are clear targets for specific action. They mark quantifiable interim steps toward achieving an organization's long-range mission and goals. Linked directly to an organization's goals, objectives are *measurable, time-based statements of intent*. They emphasize the results of an organization's actions at the end of a specific time period.

The goals and objectives set forth below are taken from the Texas Department of Housing and Community Affairs' State of Texas Five-Year Consolidated Plan. With the above definitions in mind, please check each proposed objective from your Five-Year and Annual Plan which supports the stated goal.

1.) TDHCA Goal: Increase and preserve the availability of safe, decent, and affordable housing for very low, low, and moderate income persons and families.

A. PHA Goal: Expand the supply of assisted housing.

Proposed PHA Objectives:

- Apply for additional Voucher units should they become available
- Reduce Public Housing vacancies
- Acquire or build units or development
- Other _____

B. PHA Goal: Improve the quality of assisted housing.

Proposed PHA Objectives:

- Renovate or modernize Public Housing units
- Demolish or dispose of obsolete Public Housing
- Provide replacement Public Housing
- Provide replacement Vouchers
- Improve voucher management
- Other: _____

2.) TDHCA Goal: Maximize the effectiveness of available funds by leveraging public/private resources.

PHA Goal: Increase assisted housing choices.

Proposed PHA Objectives:

- Leverage private/public funds to create additional housing opportunities
- Seek and commit funding resources to serve persons with special needs
- Pursue housing resources other than Public Housing or Section 8 tenant- based assistance.
- Other: _____

CERTIFICATION

With knowledge of penalties for false statements, I certify that to the best of my knowledge all information submitted to this application for certification and on all attached documents is true and correct.

Signature, Housing Authority Official

Executive Director
Title

Date

**Send to: TDHCA
Elizabeth Yevich
Director, Housing Resource Center
P.O. Box 13941
Austin, Texas 78711-394
Email: elizabeth.yevich@tdhca.state.tx.us
Fax 512-469-9606**