

# PHA Plans for the Victoria Housing Authority Annual Plan for FYB 2026

Tammy Emerson, Executive Director

FYB April 1, 2026

**FINAL DRAFT**



**Presented by:**

The **Nelrod** Company

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<b>Annual PHA Plan (Standard PHAs and Troubled PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
<p><b>Purpose.</b> The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.</p> <p><b>Applicability.</b> Form HUD-50075-ST is to be completed annually by <b>STANDARD PHAs or TROUBLED PHAs</b>. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA <u>do not</u> need to submit this form.</p> <p><b>Definitions.</b></p> <ol style="list-style-type: none"> <li>(1) <b>High -Performer PHA</b> – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on <u>both</u> of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.</li> <li>(2) <b>Small PHA</b> – A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.</li> <li>(3) <b>Housing Choice Voucher (HCV) Only PHA</b> – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.</li> <li>(4) <b>Standard PHA</b> – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.</li> <li>(5) <b>Troubled PHA</b> – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent</li> <li>(6) <b>Qualified PHA</b> – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.</li> </ol>		

<b>A</b>	<b>PHA Information.</b>																																
<b>A.1</b>	<p><b>PHA Name:</b> <u>Victoria Housing Authority</u>                      <b>PHA Code:</b> <u>TX085</u></p> <p><b>PHA Type:</b>   <input checked="" type="checkbox"/> Standard PHA            <input type="checkbox"/> Troubled PHA</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2026</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)</p> <p><b>Number of Public Housing (PH) Units:</b> <u>321</u></p> <p><b>Number of Housing Choice Voucher (HCVs):</b> <u>359</u></p> <p><b>Total Combined Units/Vouchers:</b> <u>680</u></p> <p><b>PHA Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission   <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>The following are the specific locations where the public may obtain copies of the 2026 Annual PHA Plan:</b></p> <ul style="list-style-type: none"> <li>▪ Administrative Office – 4001 Halsey Street, Victoria, TX 77901</li> </ul> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <table border="0"> <thead> <tr> <th>Y</th> <th>N</th> <th></th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Asset Management.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </tbody> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs</b></p> <p><b><u>Statement of Housing Needs:</u></b></p> <p><b><u>Waiting List for Public Housing:</u></b></p> <p><i>Total: 387</i>  <i>Extremely Low Income: 336-87%</i>  <i>Very Low Income: 40-10%</i>  <i>Low Income: 10-3%</i>  <i>Families with children: 139-36%</i>  <i>Elderly Families: 89-23%</i>  <i>Families with Disabilities: 4-1%</i>  <i>White: 91-23.5%</i>  <i>Black/African American: 69-18%</i>  <i>Hispanic: 219-57%</i></p> <p><b><u>Bedrooms:</u></b>  <i>1 BR: 237-61%</i>  <i>2 BR: 104-27%</i></p>	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financial Resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent Determination.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operation and Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grievance Procedures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Service and Self-Sufficiency Programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asset Management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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**B.1**

*3 BR: 40-10%*

*4 BR: 6-2%*

*The 1 bedroom has been closed for 3 months. The PHA does not expect to reopen the waiting list in the PHA Plan year.*

**Waiting List for Section 8:**

*Total: 508*

*Extremely Low Income: 446-88%*

*Very Low Income: 52-10%*

*Low Income: 10-2%*

*Families with children: 255-50%*

*Elderly Families: 111-22%*

*Families with Disabilities: 8-2%*

*White: 113-22%*

*Black/African American: 91-18%*

*Hispanic: 304-60%*

*The waiting list has been closed for 11 months. The PHA does expect to reopen the waiting list in the PHA Plan year.*

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**

**Public Housing**

**Deconcentration and Income Mixing:**

*VHA is updating its ACOP and Administrative Plan to add a policy allowing for opening and closing of public housing and S8 HCV waitlists for certain preferences only. If this policy is implemented, the VHA will clearly state in any public notices announcing the waitlist openings that only those eligible for the preference can apply. Preferences for PBV and RAD PBV waitlists may be added to the Administrative Plan to allow for those households impacted by RAD or other rehabilitation and modernization projects undertaken by a project owner that require displacement or temporary relocation to receive preference point priority. A chapter outlining RAD PBV policies will be added to the VHA Administrative Plan. The waitlist for units at Crestwood Apts. will transition from a public housing waitlist to a Section 8 Project Based Voucher waitlist after the RAD conversion closing is complete. At that time, current applicants will be automatically moved from the public housing waitlist to the new PBV waitlist.*

**B.1**

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
<i>Crestwood</i>	<i>102</i>	<i>C. The Covered Development's or Developments size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.</i>	
<i>Griffith Terrace</i>	<i>30</i>	<i>C. The Covered Development's or Developments size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.</i>	
<i>Leary Lane</i>	<i>36</i>	<i>C. The Covered Development's or Developments size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.</i>	
<i>Lova I</i>	<i>26</i>	<i>C. The Covered Development's or Developments size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.</i>	

<b>B.1</b>	<b>Financial Resources</b>		
	<b>Financial Resources: Planned Sources and Uses</b>		
	<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
	<b>1. Federal Grants (FY 2026 grants)</b>		
	a) Public Housing Operating Fund	1,616,017.00	
	b) Public Housing Capital Fund	970,868.00	
	c) HOPE VI Revitalization		
	d) HOPE VI Demolition		
	e) Annual Contributions for Section 8 Tenant-Based Assistance	2,630,051.00	
	f) Resident Opportunity and Self- Sufficiency Grants		
	g) Community Development Block Grant	195,000.00	
	h) HOME		
	Other Federal Grants (list below)		
	2026 EHV Vouchers	122,372.00	
	<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
	<b>3. Public Housing Dwelling Rental Income</b>	1,006,335.00	Public housing operations
	<b>4. Other income (list below)</b>		
	Excess Utilities	140,000.00	Public housing operations
	Late Fee/Misc. Charges	48,000.00	Public housing operations
	Non-Dwelling Rent	61,668.00	Public housing operations
	Interest on Investments	500.00	Public housing operations
	<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$6,790,811.00</b>		

**B.1****Rent Determination****Public Housing****Income Based Rent Policies:**

The PHA does plan to charge rents at a fixed amount or percentage less than 30% of adjusted income:

- Flat rent or 30% option – family choice

Flat Rents:

	<u>2025</u>	<u>Upcoming</u>
One Bedroom Apts. -	<b>\$890</b>	<b>\$934</b>
Two Bedroom Apts. -	<b>\$1,123</b>	<b>\$1,168</b>
Three Bedroom Apts. -	<b>\$1,359</b>	<b>\$1,400</b>
Four Bedroom Apts. -	<b>\$1,495</b>	<b>\$1,546</b>

Flat rents are to be used when the family chooses to pay flat rent vs. 30% of adjusted income.

**Section 8****Payment Standards:**

The PHA's payment standard is:

- 90-100% of FMR

	<u>2025</u>	<u>Upcoming</u>
Efficiency units -	<b>\$983</b>	<b>\$1,031</b>
One Bedroom Apts. -	<b>\$1,099</b>	<b>\$1,153</b>
Two Bedroom Apts. -	<b>\$1,392</b>	<b>\$1,442</b>
Three Bedroom Apts. -	<b>\$1,594</b>	<b>\$1,643</b>
Four Bedroom Apts. -	<b>\$1,662</b>	<b>\$1,718</b>

***Substantial Deviation & Significant Amendment/Modification***

As part of the Rental Assistance Demonstration (RAD), VHA is redefining the definition of a substantial deviation that may trigger a significant amendment/modification from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

**B.1 Operation and Management**

**HUD Programs Under PHA Management:**

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	321	<i>321</i>
Section 8 Vouchers	354	<i>0</i>
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs (list individually)	Stability Vouchers 5	<i>0</i>

**Community Service and Self-Sufficiency Programs**

**Community Service Implementation Report:**

- Number of tenants required to perform community service: 17
- Number of tenants performing community service: 0
- Number of tenants granted exemptions: 105
- Number of tenants in non-compliance: 17
- Number of tenants terminated/evicted due to non-compliance: 0

(c) The PHA must submit its Deconcentration Policy of Field Office review. *(See attachment tx085b01)*

**B.2 New Activities.**

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

Y N

- Choice Neighborhoods.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y).
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.

**B.2**

- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA.

### **Modernization or Development**

*Victoria Housing Authority (VHA) is pursuing repositioning strategies for our entire portfolio that will enable the agency to address significant capital needs, strengthen financial stability, and improve the quality of housing provided to residents.*

*VHA's repositioning strategy will include the utilization of HUD-approved tools such as the Rental Assistance Demonstration (RAD), Section 18 Disposition, or a combination thereof. Through these approaches, the VHA seeks to leverage private and public investment to rehabilitate and modernize existing units, improve building systems, and implement energy-efficient and sustainable design measures.*

*VHA's modernization efforts through repositioning will:*

- Ensure the preservation of affordable housing units under long-term use restrictions;*
- Improve the physical condition and functionality of properties to meet current standards of safety, accessibility, and efficiency;*
- Reduce operating costs through modernization of infrastructure and more stable funding streams;*
- Enhance the resident experience by providing improved amenities, community spaces, and supportive services where feasible.*

*These strategies are intended to ensure the long-term financial and physical sustainability of the VHA's housing portfolio while maintaining the agency's mission of providing safe, decent, and affordable housing for eligible households.*

*VHA is currently collaborating with a co-developer to advance the repositioning and modernization of its housing portfolio. The timeline for this initiative is estimated to range from 12 to 36 months, encompassing planning, HUD application and approval, financing arrangements, and implementation activities such as rehabilitation, redevelopment, or*

**B.2** *transfer of units. Throughout this period, the VHA will maintain active communication with residents and stakeholders to ensure continuity of services, adherence to regulatory requirements, and the preservation of long-term affordability.*

## **Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD**

The VHA is amending its annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the VHA will be converting to Project Based Vouchers under the guidelines of H 2019-09/PIH 2019-23, REV-4 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2019-09/PIH 2019-23, REV-4; and H-2016-17/PIH-2016- 17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the VHA certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing VHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority’s Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that VHA may also borrow funds to address their capital needs. VHA will also be contributing Capital Funds in the amount of approximately \$979,000, unobligated Capital Fund reserves from years 2023-2025, and any remaining Operating reserves towards the conversion.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Project Name Crestwood Apts.	PIC Development ID TX085000001	Conversion Type PBV	Transfer of Assistance (if yes, write location (if known) and # of units transferring) No
Total units 321	Pre-RAD unit type (i.e.: family, senior) General occupancy	Post-RAD Unit type General occupancy	Capital Fund allocation of Development (Annual Capital Fund Grant attributable to the Project, if known), \$979,363
Bedroom type	Number of units pre- conversion	Number of Units post- conversion	Change in number of units per bedroom type, and why (de minimis reduction, transfer of assistance, unit reconfigurations)
Studio/efficiency	0	0	0
One bedroom	57	57	0
Two bedroom	111	111	0
Three bedroom	131	131	0
Four bedroom	22	22	0

## **Resident Rights, Participation, Waiting List and Grievance Procedures**

See Attachment # 1: PIH 2019-23, REV-4 Section 1.6.C & Section 1.6.D for provisions relating to PBV administration; and

See Attachment # 2 PIH-2016-17 for civil rights and relocation requirements.

## **Project Based Vouchers**

VHA submitted a RAD application for Crestwood Apts. on Q1 2026; once the RAD conversion is completed, Crestwood Apts. will have 321 RAD PBVs. VHA is contemplating the use of a RAD/SAC blend for Crestwood Apts., and therefore the PBVs at the site may be based on both RAD PBV and Section 18 TPV rental assistance under guidance in PIH Notice 2024-40 and the RAD Notice Rev 4 (and any amended/successor notices). VHA will administer the PBV HAP contracts.

VHA will be amending its administrative plan outlining RAD PBV policies to prepare for this specific project-based voucher application following RAD conversion. The chapter outlining RAD PBV policies will be added as an attachment to the finalized annual plan.

Project basing these units is consistent with the goals of VHA's Annual Plan as it allows these properties to be repositioned through RAD (and/or RAD/SAC blends), providing VHA the opportunity to rehab these units to better serve their tenants while still maintaining these properties as affordable housing for families in the community earning at or below 80% AMI.

## **Demolition and/or Disposition**

VHA intends to pursue a RAD/Section 18 Blend which will involve the disposition of up to 90% of units at Crestwood Apts. to receive TPVs under the Section 18 program.

**B.3**

**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.

**PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

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

- Apply for additional rental vouchers
- Possibly apply for VASH vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments
- Reposition public housing units to PBV or LIHTC units

**Progress Statement:**

*VHA has made progress toward its goals of preserving and expanding affordable housing. Vacancy rates continue to struggle due to the condition of the units and VHA continues to get vacant units taken offline to modernize.*

*Repositioning activities under RAD, Section 18, and RAD Blend conversions are underway, bringing private investment to modernize properties, maintain long-term affordability, and ensure resident protection. These efforts reflect the VHA’s commitment to a sustainable, efficient, and resident-centered housing portfolio.*

**PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

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

- Improve public housing management (PHAS score)
- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Reposition using Section 18 demo/dispo or Section 22 SVC

**Progress Statement:**

*VHA has made progress in strengthening its housing programs and services. PHAS performance has improved, and the agency continues to maintain a SEMAP score of 100%, reflecting strong management and compliance. Resident satisfaction has increased through*

**B.3**

*resident engagement and customer service improvements. VHA is working identifying ways to move toward renovations and modernization of public housing units, addressing obsolete properties through demolition or disposition, and providing replacement housing and vouchers to affected families. Repositioning efforts using RAD, Section 18, and RAD Blend conversions are underway, leveraging investment to modernize properties, preserve affordability, and protect resident rights. These accomplishments demonstrate the VHA's commitment to high-quality, sustainable, and resident-centered housing.*

**PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

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

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Convert public housing to vouchers

**Progress Statement:**

*VHA continues to work on initiatives to expand housing choice and support resident mobility. The agency continues to provide voucher mobility counseling to assist families in identifying units in areas of opportunity. Efforts to conduct outreach to potential landlords are underway to increase rental unit availability and encourage participation in the voucher program. In addition, VHA is initiating the conversion of public housing units to tenant-based vouchers, which will enhance flexibility for residents while maintaining long-term affordability. These steps demonstrate VHA's commitment to promoting housing choice, expanding opportunities, and supporting resident stability and satisfaction.*

**PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

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

- 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)

**Progress Statement:**

*VHA continues to actively work toward providing an improved living environment across the housing portfolio. This includes reviewing the de-concentration guidelines annually.*

*Repositioning activities under RAD, Section 18, and RAD Blend conversions are underway, bringing private investment to modernize properties, maintain long-term affordability, and ensure resident protection. These efforts reflect the VHA's commitment to a sustainable, efficient, and resident-centered housing portfolio.*

<p><b>B.3</b></p>	<p align="center"><b>PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</b></p> <p>The PHA established the following objectives to strive in meeting goal #5</p> <ul style="list-style-type: none"> <li>▪ Provide or attract supportive services to improve assistance recipients’ employability</li> <li>▪ Provide or attract supportive services to increase independence for the elderly or families with disabilities</li> </ul> <p><b><u>Progress Statement:</u></b>  <i>VHA continues to provide and attract supportive services designed to enhance residents’ employability and promote greater independence for elderly households and families with disabilities. Initiatives underway include partnerships with local agencies, educational and job training opportunities, and access to health and social services. By connecting residents to these resources, the VHA aims to increase self-sufficiency, improve quality of life, and support long-term stability within its communities, reflecting the agency’s commitment to empowering residents and fostering independent, thriving households.</i></p> <p align="center"><b>PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #6</p> <ul style="list-style-type: none"> <li>▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</li> <li>▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</li> </ul> <p><b><u>Progress Statement:</u></b>  <i>VHA attends Fair Housing Trainings annually and is committed to ensuring equal opportunity and affirmatively furthering fair housing in all aspects of its programs. The agency continually reviews policies and practices to remove barriers to housing choice, conducting outreach to underserved communities, and providing education and resources to residents and landlords regarding fair housing rights and responsibilities. By promoting inclusive access to housing, addressing potential discrimination, and fostering diverse and equitable communities, VHA seeks to uphold its commitment to fair housing and ensure that all individuals have equal opportunity to secure safe, affordable, and accessible housing.</i></p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved.</p> <p><i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>05/30/2025</u></i></p>

<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><i><b>Finding 2024-001: Tenant Files – Material Weakness</b></i></p> <ul style="list-style-type: none"> <li>• <i><b>Audit Finding Description and Root Cause</b></i></li> <li>• <i><b>Description: During testing of Tenant Files, the Authority was unable to find the file for one tenant out of our sample of forty.</b></i></li> </ul> <p><i><b>Finding 2024-002: Waiting List – Significant Deficiency</b></i></p> <ul style="list-style-type: none"> <li>• <i><b>Audit Finding Description and Root Cause</b></i></li> <li>• <i><b>Description: During testing of Waiting List and Moving List, it was noticed that the Authority did not follow admission policies for two tenants out of our sample of nine.</b></i></li> </ul> <p><i><b>FYE 25 – In progress</b></i></p>
<b>C.</b>	<p><b>Other Document and/or Certification Requirements.</b></p>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>(See attachment tx085a01)</i></p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><i>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.</i></p>

C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements. <i>N/A</i></p>
C.5	<p><b>Troubled PHA.</b></p> <p>a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>

**Attachment: tx085a01**  
**Victoria Housing Authority**  
**Resident Advisory Board Consultation Process and Comments –**  
**FYB 2026**

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board **September 22, 2025**

2. Resident Advisory Board Selection

Selection made from resident/participant response **N/A – invited 13 to attend. Six (6) confirmed yes, 3 said maybe and 4 were undecided.**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

Notify Resident Advisory Board of scheduled meeting **October 13, 2025**

Hold Resident Advisory Board meeting **October 22, 2025**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **October 28, 2025**

Notify Resident Advisory Board **October 28, 2025**

Hold Public Hearing meeting **December 16, 2025**

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

Victoria Housing Authority

Resident Advisory Board  
Sign-in Sheet

Type of Meeting: Annual PLOA - In person

Date: July 2, 2025

Time: 2:00 PM

Event/Session title: FY 2026 Plan Review

Please sign in: Resident/Staff/other

(Please write clear!)

(Total number people attending):

1. Tammy Emerson - Staff	19.
2. Veronica Garcia Resident	20.
3. Chris Henson - Staff	21.
4. Arelecia Ross - Staff	22.
5. Christina Rios - Resident	23.
6. Kristina Mascardo - Resident	24.
7.	25.
8.	26.
9.	27.
10.	28.
11.	29.
12.	30.
13.	31.
14.	32.
15.	33.
16.	34.
17.	35.
18.	36.

## Resident Advisory Board (RAB) Meeting

Date: October 22, 2025

Time: 2:00PM

Location: Victoria Housing Authority Office - Conference Room

Three residents showed up for the RAB meeting. Their years of tenancy range between 1 year and 10 years. All three residents live at different properties. Tammy explained the repositioning process, that we're working with a consultant firm, what the repositioning timeline looks like, defined physical obsolescence and how that affects repositioning, and who the co-developer is. She also let them know that once the co-developer is on-site there will be tenant meetings held, some one-on-one, to include residents in the process. At the end of the meeting Tammy asked if any of them would be interested in participating in the Resident Council (RC). She briefly explained what an RC is and how it benefits the Housing Authority residents.

Issues brought up by the residents were:

- Floor tiles were not properly glued down.
- Workorder for kitchen cabinets, rotten wood in cabinets and cabinet door coming off. They have been waiting for a call back for approximately 2 weeks.
- A lot of issues beyond basic maintenance.
- Illegal dumping
- Pest control issues outside of the units
- Traffic issues with people speeding through property (Crestwood)
- Neighbors not compliant with lease (excessive items on porch, not picking up toys, etc.)
- Electrical wiring issues
- Electrical breaker box issues

Items they would like to see:

- Play areas for children
- Better pest control for exterior
- More security, security cameras
- Better signage/identifiers for buildings and apartment doors

Praises given to maintenance and their quick response time. Most work orders are addressed the next day.

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# VICTORIA ADVOCATE

101 W. Goodwin Ave, Suite 1200  
Victoria, TX 77901

Phone:361-575-1451 Fax: Email:

RECEIVED

NOV 25

Victoria Housing Authority  
Announces Public Hearing

Date: December 16, 2025  
Time: 9:00 AM  
Location:  
Victoria Housing Authority  
4001 Halsey St.  
Victoria, TX 77901

The purpose of this hearing is to obtain input from city residents in reference to the Annual Plan submission to be submitted to the U. S. Department of Housing and Urban Development for fiscal year beginning 2026. Funds being allocated for this year are for both Operating Funds and Capital Funds. All residents are encouraged to attend this hearing. A copy of the Annual Plan will be available for review 8:00AM - 4:00PM beginning October 31, 2025 - December 16, 2025. Persons can also submit written comments prior to the Public Hearing to:

Victoria Housing Authority  
4001 Halsey St.  
Victoria, TX 77901

For further information please contact Tammy Emerson, Executive Director, at (361)575-3682.

Equal Housing Opportunity

## AFFIDAVIT OF PUBLICATION

State of Texas)

County of Victoria)

This Affidavit of Publication for the Victoria Advocate, a daily newspaper of general circulation, printed and published at Victoria, hereby certifies that the attached legal notice, ad # 1845254, was published in said newspaper on 11/13/25, and that copies of each paper in which said Public Notice was published were delivered by carriers to the subscribers of said paper, according to their accustomed mode of business in this office.

*Josette Garrett*  
for the Victoria Advocate


The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above-named Josette Garrett, who is personally known to me to be the identical person in the above certificate on this 13 day of November, 2025.

Notary Public

State of Texas)

County of Victoria)

My commission expires 07/13/28

 KIMBERLY A BROCKWEU  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMM. EXP. 07/13/28  
NOTARY ID 132580134

**Attachment: tx085b01**  
**Victoria Housing Authority**  
**Deconcentration Policy**

**DE-CONCENTRATION AND INCOME TARGETING POLICY  
FOR THE  
HOUSING AUTHORITY OF THE CITY OF  
VICTORIA, TEXAS**

**DE-CONCENTRATION AND INCOME TARGETING POLICY**  
*(of the Public Housing Admissions and Occupancy Policy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De-concentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Housing Authority of the City of Victoria, Texas (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic D-econcentration:

Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic de-concentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic de-concentration.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic de-concentration.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)

## **NOTICE**

**Although The Nelrod Company has made its best efforts to comply with regulations, laws, and Federal/local policies The Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority's general counsel and/or attorney prior to approval by the Board of Commissioners.**

**The Nelrod Company is not responsible for any changes made to these policies by any party other than The Nelrod Company.**