



HUD – 50075 5-YEAR PHA PLAN



EL PASO COUNTY HOUSING AUTHORITY, TEXAS PHA CODE(S): TX538/TX432 FY 2024 - 2029

PUBLIC COMMENT PERIOD: FEBRUARY 23, 2024 – APRIL 8, 2024

PUBLIC HEARING: MARCH 12, 2024

BOARD APPROVAL: APRIL 15, 2024

HUD SUBMISSION DEADLINE: APRIL 17, 2024

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5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-022 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
A.1	<p>PHA Name: <u>El Paso County Housing Authority</u> PHA Code: <u>TX538/TX432</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The address listed below is the specific location where the public may obtain copies of the 2020 5-Year PHA Plan:</p> <p style="text-align: center;">El Paso County Housing Authority Administrative Office 650 NE G Avenue Fabens, TX 79838</p>

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. 5-Year Plan. Required for all PHAs completing this form.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.

To Provide and develop affordable housing for low income families while promoting self-sufficiency and neighborhood revitalization.

B.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.

Goal #1: INCREASE THE SUPPLY OF ASSISTED HOUSING UNITS

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

- *Apply for additional tenant-based vouchers.*
- *May increase the use of project-based vouchers (PBV)*
- *Solicitation may be issued to award non-PHA owned projects with PBVs.*
- *May attach PBVs to properties it has in ownership without following a competitive process per HOTMA rules.*
- *Apply for Low Income Housing Tax Credits (LIHTC) and other local, state, federal funds/grants.*
- *Ensure all housing programs are fully leased.*
- *Collaborate with El Paso County on projects and/or programs that will result in expanding housing assistance.*
- *Leverage private or other public funds to create additional housing opportunities.*
- *Acquire or build units or developments.*

Goal #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- *Renovate or modernize public housing units.*
- *Consider Moving to Work (MTW) program.*
- *Maintain High Performer designation under PHAS.*
- *Maintain High Performer designation under SEMAP.*
- *Finalize reposition of Public Housing under the RAD Section 18 Blend for Small PHAs.*

Goal #3: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

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

Established a 501c3 non profit organization “Improving Quality of Life” (IQOL) family services for the sole purpose of applying for grants and obtain donations to build capacity for self-sufficiency services such as:

- *job placement,*
- *technical training,*
- *financial literacy workshops,*
- *homeownership*
- *child care,*
- *health fairs, ect...*

	<p>Goal #4: PROVIDE AND IMPROVE THE LIVING ENVIRONMENT</p> <p><i>The EPCHA established the following objectives to strive in meeting goal#4:</i></p> <p><i>Implement public housing security improvements:</i></p> <ul style="list-style-type: none">• <i>Contract security company to patrol properties in an effort to reduce crimes against EPCHA residents.</i>• <i>Install security cameras.</i>• <i>Install lighting in dark areas of the LIPH complexes.</i>• <i>Approach local law enforcement agencies to provide on-site meetings to the residents.</i>• <i>Continue to enforce “Institution Smoke-Free Public Housing Rule.”</i> <p>Goal #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <p><i>The EPCHA established the following objectives to strive in meeting goal#5:</i></p> <p><i>Undertaking affirmative measures to ensure access to assisted housing regardless of race, color religion, national origin, sex, familial status and disability.</i></p> <p><i>Undertaking affirmative measures to provide suitable living environment for families living in assisted housing, regardless of race, color religion, national origin, sex, familial status and disability.</i></p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><i>See Attachment A</i></p>

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><i>The EPCHA has taken the steps to implement the following in accordance with HUDs final rule that was published in the Federal Register regarding enhance housing protections for survivors of domestic and dating violence, sexual assault and stalking under the Violence Against Women Act (VAWA):</i></p> <ul style="list-style-type: none"> • <i>Emergency transfer policies to allow survivors to move to another available unit if they fear for their life and safety. Policy includes emergency transfer plan and an emergency transfer request form.</i> • <i>Protection against denial, terminations, and evictions that directly result from being a victim of domestic violence, dating violence, sexual assault, or staking.</i> • <i>Low-barrier certification process – enables survivors to exercise their VAWA rights through self-certification in most cases, easing the barrier of third-party validation.</i> <p><i>EPCHA is committed to the safety and welfare of all residents and has an ongoing partnership with the El Paso Center Against Sexual and Family Violence (CASFV), as governed thorough a Memorandum of Understanding. CASFV provides outreach program services, domestic violence training, emergency shelter and comprehensive services including a facility that provides accommodations for survivors of domestic violence. A referral process has been established between both agencies to ensure EPCHA clients receive housing AND family supportive services.</i></p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p>

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>RAB MEETING HELD ON 03/15/2024</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y

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5-Year PHA Plan for All PHAs

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

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

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

B. 5-Year Plan.

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

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

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

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

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

B.6 Resident Advisory Board (RAB) comments.

Did the public or RAB provide comments?

If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment A

Section B.3 – Progress Report

The El Paso County Housing Authority (EPCHA) has achieved and maintained High Performer Status for PHAS and SEMAP.

Continue to counsel with program participants on FSS matters and pledge our support if they choose to pursue homeownership.

Continue to ensure Equal Opportunity in housing for all applicants regardless of their needs.

Established AmeriCorps VISTA program to build capacity for new programs that support family self-sufficiency programs. As a result, efforts under the AmeriCorps VISTA program is complemented by services allocated to Improving Quality of Life family services (IQOL), A 501c3 non profit subsidiary of EPCHA. EPCHA has entered on various MOUs with local organizations to make the following services accessible to residents in rural areas:

- *Employment/training services*
- *Child care*
- *Affordable health care*
- *Food pantry*
- *Diaper drive events*
- *Educational programs for new mothers*
- *Early child education through Parents As Teachers (PAT) program*
- *Financial Literacy*
- *Back to School Events*
- *And various other events held in locations accessible to participants under EPCHAs LIPH and HCV programs.*

Modernization of its existing portfolio:

- *Property 1: Rogelio Sanchez, 40 Units*
- *Property 2: Mickey Solis, 40 Units*

EPCHA is scheduled to close on the RAD program in March 2024 allowing new funds to cover repairs and modernization of EPCHA properties located in Fabens, TX. Through the RAD program, EPCHA will be converting the Public Housing program into Project Based Vouchers program.

Existing PIC Development Number: TX538000001
New Project Name (for tracking purposes only): SANCHEZ / SOLIS

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
4	1	\$518	\$55	\$573
7	2	\$625	\$62	\$687
45	3	\$883	\$69	\$952
24	4	\$1,065	\$76	\$1,141

Scope of Work:

Table below depicts work to be done in connection with the RAD transaction starting in 2024.

(List all work to be done in connection with the Transaction following Closing)

Work Item	Description of Improvement Work	Budget
	Ground Coverage (MSC)	\$15,000.00
	Kitchen Cabinets & Countertops - MSC	\$159,630.00
	Smoke Detectors	\$8,715.00
	Trip Hazards - RSM	\$3,000.00
	UFAS Issue - 2% Sensory Units	\$6,000.00
	UFAS Issue - 5% Mobility Units	\$27,730.00
	UFAS Issue - Accessible Route/Exterior Amenities	\$37,445.00
	UFAS Issue - Community Laundry Folding Counter	\$1,175.00
	Window Replacement	\$228,787.00
	Water Damaged Bathroom Ceiling (RSM)	\$500.00
	Electrical Systems Tune-up	\$5,000.00
	Dumpster Pad, MSC	\$5,400.00
	Roofing Replacement - RSM	\$185,955.00
	RAS Report Findings/Upgrades	\$6,620.00
	Kitchen Cabinets & Countertops - RSM	\$151,545.00
	UFAS Issue - Community Laundry Room Washers	\$3,000.00
	UFAS Issue - Mobility Unit Accessible Parking Stalls	\$17,400.00
	Parking Striping Adjustment (MSC)	\$500.00
	ACM Flooring Abatement	\$14,000.00
	ADA Issue - Office Restrooms	\$4,670.00
	Additional ACM Testing	\$23,787.00
	Air Handler/Furnace Replacement	\$175,920.00
	ADA Issue - Office Van Accessible Parking Stall	\$50.00
	Asphalt Maintenance	\$50,000.00
	Total	\$1,131,829.00