

	<p>originated policy and operations manuals and update according to current State and Federal changes. 6. Compile 5-Year Annual Plan for housing Authority of the city of Marshall, Board of Commissioners will set Goals for 2025-2029 7. Board of Commissioners completes an evaluation of goals and activities experienced during the 2025-2029 Program years within three months of beginning of program year 2029 (January 1, 2029). 8. Recommendations will be made to Board of Commissioner on consumer needs, preferences, financial needs, and future planning. 9. Public Facility Corporation will report to Board of Commissioners of past performance, funding, and project needs.</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>Progress report attached</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Our goal is to protect the physical safety of victims of sexual assault, domestic abuse, dating violence, and stalking, whether they are real or threatened. In the last 12 months, the Marshall Housing Authority has provided services to numerous women and children who were victims of domestic abuse. Due to familial violence, we helped two families move their Section 8; additional women and women with children were referred to and accepted by the East Texas Women's Shelter, a partner organization in our initiative to prevent domestic abuse. Within the Tenant Waiting List, VAWA is included in the PHA's Preference List.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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>The Housing Authority of the City of Marshall, TX457, defines a significant amendment or modification to the 5-Year Action Plan as a variation of more than 33.3 % from the originally stated 5-Year Action Plan or Annual Budget requiring a Statement of Significant Amendment or proposal, development, RAD conversion, change inconsistent with the locally approved consolidated plan, or mixed-finance proposal is considered a Significant Amendment to the 5-Year Action Plan. Also included are any additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in the use of the replacement reserve funds under the Capital Fund. If the amendment or modification is a Significant Amendment or Modification, the Marshall Housing Authority: • May not adopt the amendment or modification until it is approved by the Board of Commissioners in a meeting that is open to the public after a 45-day public notice; and • May not implement the amendment or modification is approved by HUD in accordance with HUD's plan review procedures. If the change is not a significant Amendment or modifications, no HUD approval is needed.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>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.</p> <p>Fair Housing Goal: The Housing Authority of the City of Marshall confirms that it will address its obligation to affirmatively further fair housing by fulfilling the requirements of 24 CFR 903.7(0).</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>To achieve this goal, the Housing Authority of the City of Marshall will examine its own programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available, work with local jurisdictions to implement any of the jurisdiction's initiatives</p>

to affirmatively further fair housing that require the PHA's involvement, and maintain records reflecting these analysis and actions. The Housing Authority of the City of Marshall agrees to follow the policy stated in CFR 903.2 with respect to admissions that deconcentrating poverty is promoted by a policy that provides bringing higher income tenants into lower income developments and lower income tenants into higher income developments; however, it is our policy not to direct any applicant or tenant seeking voluntary transfer to any particular development or neighborhood, leaving that decision to the discretion of the applicant or tenant.

Form identification: TX457-Housing Authority of Marshall form HUD-50075-5Y (Form ID - 981) printed by Tonia Taylor in HUD Secure Systems/Public Housing Portal at 09/30/2024 09:53AM EST

Progress Report

Although the four years from 2020 to 2024 were not easy, we collaborated with HUD, staff, and board members. Training has been provided to our employees and will be continued. We overcame becoming a trouble agency, failing REAC Score, and receiving a HUD evaluation. Although we are no longer regarded as troubled, our status as a troubled agency means that we must continue to submit quarterly progress reports to HUD in accordance with the Recovery Agreement (attached). However, we attained a Substandard Financial Score of 62 as of February 16, 2024. We believe that during the last 18 months a great deal of progress has been made. However, we are dedicated to attaining a high performance in the near future. Most of the errors of the previous five years were addressed in the activities shown for 2020-2024.

The Marshall Housing Authority has submitted the Section 22 Streamlined Voluntary Conversion using HCV Tenant-based Vouchers on the two public housing apartment complexes (project TX457000001 Marshall Housing Authority) consisting of 74 ACC units in Marshall (Harrison County) Texas **with the intention to continue operations of these facilities “as is” except financed by Section 8 Tenant-Based Vouchers by transferring the properties to Marshall-Harrison County Public Facility Corporation, a 501(c)(3) non-profit approved under the State of Texas Public Facilities Act. MHCPFC will retain existing employees of Public Housing and continue maintenance and improvements with funding derived from Section 8 Vouchers. All current tenants will remain in place according to Section 8 regulation. MHA has submitted the Section 22 Voluntary Conversion Application to dispose of all 25 structures consisting of 74 ACC units (TX457000001 Marshall Housing Authority) under Section 22 Streamlined Voluntary Conversion. The units are both located in Marshall, Harrison County, Texas. Addresses are Oak Leaf Village, 113 Oakley Drive, Marshall, Texas 50 units, elderly and disabled; and Poplar Street Apartments, 1401 Poplar Street, Marshall, Texas 24: units, general family occupancy. There are 74 occupied units in total. Anticipated assistance: \$779,434 at 110% FMR. An Environmental Assessment and Property Condition Assessment on both were completed in 8/30/2021 and 12/16/2021 respectively. No significant findings on either.**

In the event that our application is not approved, we will consider other options like converting them into RAD/Section 18 Blends. The Marshall Housing Authority (TX457000001) would have to submit a new application for RAD/Section 18 Blend. The public housing units which consist of 25 structures totaling 74 ACC units in Marshall (Harrison County) Texas. The units are both located in Marshall, Texas (Harrison County). Addresses are Oak Leaf Village, 113 Oakley Drive, Marshall, Texas 50 units, elderly and disabled; and Poplar Street Apartments, 1401 Poplar Street, Marshall, Texas 24: units, general family occupancy. Below are the percentages for the MHA since we are a small PHA and have 250 or fewer public housing units. The current PIH notice is for 80/20, but it may change to 90/10 once the revised notice is posted.

- PIH Notice 2021-07- RAD/Section 18 Blend 80% would be disposed under Section 18 totaling 59 units and the remaining 20% would be PBV totaling 15.
- PIH Notice Pending - RAD/Section 18 Blends 90% would be disposed under Section 18 totaling 66 units and the remaining 10% would be PBV totaling 8.

If this happens this conversion of Public Housing to RAD/Section 18 Blends will automatically increase enrollment by 74 vouchers and Marshall could easily reach the ACC amount of 660 tenants within the next year. If this is the direction that we have to consider, MHA Executive Director and Staff will complete another public hearing and notice to all residents concerning the changes that will be implemented with the RAD/Section 18 Blends conversion. The Marshall Housing Authority will continue to administer the Voucher and the MHCPFC will still be the property manager and have ownership of the properties. The Memorandum of Understanding (MOU) between the MHCPFC and the MHA will remain the same.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Terrell Smith, the City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX457 - Housing Authority of Marshall 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 Marshall, TX (Harrison 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 Housing Authority of Marshall plans to strive to continue to serve the needs of the low-income population of the City of Marshall, TX (Harrison County).

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:	Terrell Smith	Title: City Manager
Signature: 		Date: 10-02-2024

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: TX457-Housing Authority of Marshall form HUD-50077-SL (Form ID - 1202) printed by Tonia Taylor in HUD Secure Systems/Public Housing Portal at 09/30/2024 04:08PM EST