

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - 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 exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p>PHA Name: <u>Housing Authority of Marshall</u> PHA Code: <u>TX457</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>74</u> Number of Housing Choice Vouchers (HCVs) <u>665</u></p> <p>Total Combined Units/Vouchers <u>739</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The information provided within this plan is available for inspection by the public at the Milton H. Williams Center for Housing Development, Housing Authority of the City of Marshall Administrative Offices, 1401 Poplar Street, Marshall, TX 75670 (Harrison County). The Housing Authority offices are open to the public between 8:00 a.m. and 4:30 p.m. Monday through Friday, except holidays as posted. Interested persons may obtain copies of this Plan by submitting a brief written request stating the name, address, telephone number or email address of the person requesting the copy. A copy of the complete Plan is available on the Housing Authority's website, www.marshallhousing.com for review.</p> <p><input type="checkbox"/> PHA Consortia: (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">Program(s) 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements														

B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <ul style="list-style-type: none"> <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"/> Grievance Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants. <input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y) <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the applicable 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 Plan.</p> <p>Conversion of Public Housing to Tenant-Based Assistance. The Marshall Housing Authority submitted the Section 22 Streamlined Voluntary Conversion using HCV Tenant-Based Vouchers for two public housing apartment complexes (project TX457000001 Marshall Housing Authority) consisting of 74 ACC units in Marshall (Harrison County), Texas. The intent is to continue operations of these facilities "as is," except financed by Section 8 Tenant-Based Vouchers, by transferring the properties to the Marshall-Harrison County Public Facility Corporation, a 501(c)(3) non-profit approved under the State of Texas Public Facilities Act. MHCPFC will retain the existing employees of Public Housing and continue maintenance and improvements with funding derived from Section 8 vouchers. All current tenants will remain in place in accordance with Section 8 regulations.</p>

MHA submitted the Section 22 Voluntary Conversion Application to dispose of all 25 structures consisting of 74 ACC units (TX457000001). The complexes include: • Oak Leaf Village, 113 Oakley Drive, Marshall, Texas – 50 units, elderly and disabled housing. • Poplar Street Apartments, 1401 Poplar Street, Marshall, Texas – 24 units, general family occupancy. All 74 units are currently occupied. Anticipated assistance totals \$779,434 at 110% FMR. An Environmental Assessment (8/30/2021) and Property Condition Assessment (12/16/2021) were completed, and neither found significant issues. If the Section 22 application is not approved, MHA will consider converting the units into RAD/Section 18 Blends. As a small PHA with fewer than 250 public housing units, the following options apply under PIH guidance: • PIH Notice 2021-07 – RAD/Section 18 Blend: 80% disposed under Section 18 (59 units), 20% converted to PBV (15 units). • PIH Notice Pending – RAD/Section 18 Blend: 90% disposed under Section 18 (66 units), 10% converted to PBV (8 units). If this conversion occurs, enrollment will increase by 74 vouchers, allowing MHA to potentially reach its ACC maximum of 660 tenants within the next year. Should this approach be pursued, the Executive Director and staff will conduct another public hearing and issue notices to all residents about the changes under RAD/Section 18. Since the SVC program no longer exists, we spoke with a SAC representative in June 2025. They advised that we could pursue Voluntary Conversion by resubmitting the information previously provided for the SVC along with updated documents. The requested documents include: • Conversion Implementation • Impact Analysis • Rental Market Conditions Analysis (we do not have this, so SAC will use our 2-year tool) • Market Value Analysis (awaiting the final report from Clay Allen Realty) • Cost Analysis. All documents have been submitted except the Appraisal, which we are still awaiting as of August 20, 2025. Once received, the Executive Director and staff will complete another public hearing and provide notice to all residents concerning the changes that will be implemented with the Voluntary Conversion.

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.

Although there were challenges in past years, we have overcome a great deal by working collaboratively with HUD, staff, and board members. Training has been provided to our employees and will continue on an ongoing basis. We overcame the designation of being a troubled agency, a failing REAC score, and receiving a HUD evaluation. While we are no longer regarded as troubled, our status requires that we continue to submit quarterly progress reports to HUD in accordance with the Recovery Agreement (attached). As of February 16, 2024, we attained a Substandard Financial Score of 62. We believe that significant progress has been made over the past 18 months, and we remain dedicated to achieving High Performer status in the near future. Many of the errors of the previous five years were addressed in the corrective activities carried out during 2020–2024. The Marshall Housing Authority submitted the Section 22 Streamlined Voluntary Conversion using HCV Tenant-Based Vouchers for two public housing apartment complexes (project TX457000001 Marshall Housing Authority) consisting of 74 ACC units in Marshall (Harrison County), Texas. The intent is to continue operations of these facilities “as is,” except financed by Section 8 Tenant-Based Vouchers, by transferring the properties to the Marshall-Harrison County Public Facility Corporation, a 501(c)(3) non-profit approved under the State of Texas Public Facilities Act. MHCPCF will retain the existing employees of Public Housing and continue maintenance and improvements with funding derived from Section 8 vouchers. All current tenants will remain in place in accordance with Section 8 regulations. MHA submitted the Section 22 Voluntary Conversion Application to dispose of all 25 structures consisting of 74 ACC units (TX457000001). The complexes include: • Oak Leaf Village, 113 Oakley Drive, Marshall, Texas – 50 units, elderly and disabled housing. • Poplar Street Apartments, 1401 Poplar Street, Marshall, Texas – 24 units, general family occupancy. All 74 units are currently occupied. Anticipated assistance totals \$779,434 at 110% FMR. An Environmental Assessment (8/30/2021) and Property Condition Assessment (12/16/2021) were completed, and neither found significant issues. If the Section 22 application is not approved, MHA will consider converting the units into RAD/Section 18 Blends. As a small PHA with fewer than 250 public housing units, the following options apply under PIH guidance: • PIH Notice 2021-07 – RAD/Section 18 Blend: 80% disposed under Section 18 (59 units), 20% converted to PBV (15 units). • PIH Notice Pending – RAD/Section 18 Blend: 90% disposed under Section 18 (66 units), 10% converted to PBV (8 units). If this conversion occurs, enrollment will increase by 74 vouchers, allowing MHA to potentially reach its ACC maximum of 660 tenants within the next year. Should this approach be pursued, the Executive Director and staff will conduct another public hearing and issue notices to all residents about the changes under RAD/Section 18. Since the SVC program no longer exists, we spoke with a SAC representative in June 2025. They advised that we could pursue Voluntary Conversion by resubmitting the information previously provided for the SVC along with updated documents. The requested documents include: • Conversion Implementation • Impact Analysis • Rental Market Conditions Analysis (we do not have this, so SAC will use our 2-year tool) • Market Value Analysis (awaiting the final report from Clay Allen Realty) • Cost Analysis. All documents have been submitted except the Appraisal, which we are still awaiting as of August 20, 2025. Once received, the Executive Director and staff will complete another public hearing and provide notice to all residents concerning

	the changes that will be implemented with the Voluntary Conversion.
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 2025 5-Year Action Plan was submitted in EPIC on 10/8/2024 and approved in EPIC by HUD on 6/2/2025.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Please see attachment for findings in the most recent FY Audit.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</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>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
C.5	Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *TX457-Housing Authority of Marshall Form HUD-50075-ST (Form ID - 5562) printed by Tonia Taylor in HUD Secure Systems/Public Housing Portal at 05/18/2026 12:13PM EST*