

Streamlined Annual PHA Plan (HCV Only PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
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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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 and 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 PHA Name: City of Fort Worth Housing Authority DBA Fort Worth Housing Solutions **PHA Code:** TX004

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2027

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Housing Choice Vouchers (HCVs) 6430

PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of 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 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.

☐ **PHA Consortia:** (Check box if submitting a joint 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
Lead HA:				

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| ☐ | ☒ | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| ☐ | ☒ | Financial Resources. |
| ☐ | ☒ | Rent Determination. |
| ☐ | ☒ | Operation and Management. |
| ☐ | ☒ | Informal Review and Hearing Procedures. |
| ☐ | ☒ | Homeownership Programs. |
| ☐ | ☒ | Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. |
| ☐ | ☒ | Substantial Deviation. |
| ☐ | ☒ | Significant Amendment/Modification. |

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

B.2 New Activities.

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

Y N

☒ ☐ Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

FWHS intends to utilize Project-Based Vouchers (PBVs), as permitted under applicable HUD requirements, to support the creation and preservation of affordable housing opportunities. FWHS may attach PBVs to projects in which the agency has an ownership or controlling interest without conducting a competitive selection process, consistent with the Housing Opportunity Through Modernization Act of 2016 and applicable PBV program requirements. FWHS will ensure that PBV commitments remain within the applicable program cap and are aligned with the goals and policies identified in the PHA Plan. Planned PBV activity will prioritize housing opportunities for low-income households and special populations, including individuals and families experiencing homelessness, youth aging out of foster care, elderly households, persons with disabilities, and veterans.

Project Name	Location	# of Units
Hughes House II	Cavile Vacant Land Fort Worth 76105	110
Hughes House III	Cavile Vacant Land Fort Worth 76105	27
Bivens Place	Cavile Vacant Land For Worth 76105	48
CNI-Other location	Various Locations	41
Butler RAD/PBV	Various Locations	179

B.3	Progress Report. Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. FWHS is committed to its mission of creating affordable housing communities where people can thrive. To achieve the mission, FWHS has established 4 key goals as part of the agencies new strategic plan. Below are the goals and progress made for each core area: Goal 1: Work with public and private partners to preserve existing housing assets for long-term sustainability, and to expand affordable housing opportunities by developing a total of 5,000 mixed income units throughout Fort Worth Status: FWHS has partnered with private and public partners to continue to expand mixed income/affordable housing communities and through these partnerships, approximately 1,154 affordable housing units are under construction in areas of higher opportunity that will allow residents to thrive. Status: FWHS is implementing a comprehensive asset repositioning/sustainability plan across its existing portfolio Status: FWHS has procured additional development partners to assist with expanding mixed income units throughout the City of Fort Worth. Status: FWHS has developed data-driven metrics to evaluate potential new developments/acquisitions to continue its efforts to expand affordable housing. This tool will be used in addition to our recent bond rating to determine the highest opportunity, financial and physical conditions of potential properties. Goal 2: Explore partnerships and program opportunities to develop new or connect existing programs for Children, youth, and adults. Status: FWHS has successfully implemented on-site programs at various properties within its portfolio. Services include youth mentorship, leadership, recreational, education programs and more. Partnerships with Boys & Girls Club, Workforce Solutions, Catholic Charities, local ISD’s and other agencies have provided access to services that are needed in these communities. Status: FWHS has partnered with CVS and Metro Health Institute to deliver on-site workforce training opportunities for residents. Programs include Pharmacy Technician and Front Store Work Experience training through CVS, as well as Certified Medical Assistant training through Metro Health Institute. Status: FWHS continues to offer the homeownership option to HCV participants who are interested in using their voucher assistance to purchase a home. To date, there are a total of 157 program participants currently enrolled in FWHS’s Homeownership Program, and a total of 27 families purchased homes from 2025 to date Goal 3: Nurture an innovative workplace supported by efficiency, inclusion and data-driven decision making. Status: FWHS continues to strengthen agency operations through improved systems, standardized procedures, and data-informed decision making. FWHS has completed its housing software conversion implementation intended to improve workflow efficiency, data collection, reporting capacity, and oversight of HCV program operations. Status: FWHS has also updated policies, procedures, and standard operating practices to align with the Housing Opportunity Through Modernization Act, applicable HUD requirements, and internal control expectations. These efforts support consistent program administration, improved staff accountability, enhanced reporting, and continued compliance with federal housing program requirements. Goal 4: Further efforts to recruit, develop and retain a talented workforce that values belonging throughout the organization. Status: FWHS continues to strengthen internal communication, staff engagement, and leadership visibility to promote consistent program administration. Agency leadership provides regular updates to employees through weekly communications and scheduled staff meetings, helping ensure that frontline staff remain informed of agency priorities, operational changes, and expectations related to service delivery and compliance. Status: FWHS promotes a workplace culture that values belonging, professionalism, and accountability while supporting employees in carrying out HUD-assisted housing programs. The agency encourages staff participation in industry training, professional memberships, and volunteer leadership opportunities to strengthen knowledge of housing program requirements, customer service practices, and operational best practices. Status: FWHS has developed and implemented a succession planning policy to identify key positions, support continuity of operations, and build staff capacity through targeted professional development. These efforts help ensure that FWHS maintains a knowledgeable and prepared workforce capable of sustaining effective HCV program operations and meeting federal program requirements.
B.4	Capital Improvements. – Not Applicable

B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A ☐ ☒ ☐ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.