

<b>Streamlined Annual PHA Plan</b> <i>(HCV Only PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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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, 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

**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, 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, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>															
<b>A.1</b>	<div> <div> <b>PHA Name:</b> <u>Corpus Christi Housing Authority</u> <b>PHA Code:</b> <u>TX008</u> </div> <div> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2025</u> </div> <div> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) </div> <div> <b>Number of Housing Choice Vouchers (HCVs)</b> HCV – 3390 </div> <div> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </div> </div> <div> <p><b>Availability of Information.</b> 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><b>Availability of Information: A 45-Day Public Comment Period for the proposed 2025 PHA Annual Plan and the 2025-2029 Five-year Plan will commence on Friday, June 6, 2025, and concluded on Monday, July 21, 2025. A Public Hearing to invite additional public comments on the plan (s) will be held on July 21, 2025 at 12:30 pm. at CCHA Board room located 3701 Ayers St, Corpus Christ, TX 78415.</b></p> <p>Copies of the proposed 2025 Annual Plan and 2025-2029 Five Year Plan are available on the CCHA website, at <a href="https://hacc.org">https://hacc.org</a> and available for review at the Corpus Christi Housing Authority located at 3701 Ayers St, Corpus Christ, TX 78415.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:									
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<b>B.</b>	<b>Plan Elements.</b>															

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

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

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

**Revision of Existing PHA Plan Elements.**

**Policy Revisions**

**The Housing Choice Voucher Program Administrative Plan has undergone numerous revisions to reflect regulatory updates, changes effective under the Housing Through Modernization Act (HOTMA), future HOTMA updates, Housing Quality Standards (HQS) updates to align with the National Standards for Physical Inspection of Real Estate (NSPIRE), and local changes. The proposed revised Housing Choice Voucher Program (HCV) Administrative Plan was posted for public comment simultaneously with the 2025 Annual Plan and the 2025-2029 Five-Year Plan. All changes are reflected and tracked in the chapters of the HCV Administrative Plan, as well as in the Summary of HCV Administrative Plan Changes document. The revisions referenced below reflect the proposed revision to CCHA's local preferences, which are included in the revised HCV Admin Plan document.**

**Selection from the Wait List: 4.III.C**

The Corpus Christi Housing Authority (CCHA) has a local preference system for selecting from the PBV and TBV waiting lists. These preferences are intended to award vouchers to applicants with the greatest need. Additionally, points are provided through the local preference system to encourage people to work or pursue activities to improve personally and professionally.

In 2024, CCHA updated the local preferences and added that STAR program graduates will receive 20 points. The STAR Program is a five-week training program designed to educate clients on how to be a good renters and teach financial literacy.

Additionally, CCHA revised the Elderly preference points from 5 to 10 points and clarified the difference between the Partnering Agency Referral which will now receive 5 points and the Homeless Transitional preference which will receive 35 points.

The following provides a description of all local preferences for CCHA to include the STAR program preference.

**DISABLED – (5 Points)**

This preference is offered to applicants with a Head/Spouse/Co-head who are disabled as defined by HUD definition.

**ELDERLY – (10 Points)**

This preference is offered to applicants with a Head/Spouse/Co-Head who are 62 years of age or older.

**HOMELESS – (5 POINTS)**

This preference is offered to applicants who lack stable, safe, and adequate housing.

**HOMELESS TRANSITIONAL PROGRAM COMPLETION – (35 POINTS)** This preference is offered to applicants who have completed a formal transitional housing program.

- The program must be at least 6 months in length with measurable progress to assist the homeless in getting housed and offered by one of our local partners. (Examples include but are not limited to the Salvation Army, Mental Health and Intellectual Disability (MHID), and other community partners with a transitional housing program.)
- The applicant and the referring agency must commit to 6 months of continued supportive services following initial lease-up. This support should assist the applicant in successfully adjusting to housing and meeting tenancy responsibilities.

**INVOLUNTARY DISPLACEMENT – (30 Points)**

This preference is offered to families that are displaced due to Natural Disaster or Government Action.

**MAINSTREAM – (35 points)**

Applicants must have a household member who is a non-elderly person (18 – 61 years of age) with disabilities and who is –

- (1) Transitioning out of institutional or other segregated setting,
- (2) at serious risk of institutionalization,
- (3) Homeless,
- (4) at risk of becoming homeless

**PARTNERING AGENCY REFERRAL – (5 points)**

This preference will be offered to individuals and families who:

- Have been referred to the CCHA by a partnering agency. Examples of partnering agencies include but are not limited to Salvation Army, Purple Door, Charlie's Place (or another similar program).
- Submit certification by the partnering agency that the applicant has been actively engaged in partner's program for 30 or more consecutive days or is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.
- Submit commitment for continuing care (case management) from the partnering agency for not less than 6 months following the new admission date (including AA Meeting, DA Meeting, Anger Management)

**RESIDENCY – (50 Points)**

An applicant shall qualify for the residency local preference if the applicant lives, works, or has been hired to work or is attending school within the Corpus Christ Housing Authority jurisdiction. Applicants who reside in the City of Corpus Christi receive preference over applicants who reside outside of the City of Corpus Christi.

**STAR PROGRAM GRADUATES - (20 Points)**

Applicants that complete the 6-week financial education STAR Program will be eligible for this preference. Applicants must attend 5 of the 6 sessions and pass the test at the end to be considered.

**VETERANS – (5 Points)**

This preference is offered to Veteran families. CCHA defines a "veteran" as a Head of Household that was honorably or generally discharged or who is currently on active duty with the following branches of service: Army, Navy, Air Force, Marines, Coast Guard and the National Guard (if deployed during war). This definition also includes the spouse of a veteran who is currently on active duty, or the widow of a veteran who was killed in action..

**WAITING LIST TIME ADJUSTMENT – (5 Points)**

CCHA will give preference to applicants of 5 points each year they are on the waiting list. System automatically verified against application date.

**WORKING FAMILIES – (5 Points)**

This preference is offered to all working families. To qualify for this preference the head, co-head, or spouse must be working at least 30 hours per week at the State's minimum wage, or more, for the period of twelve consecutive months prior to admission, at the time of eligibility determination. To qualify for the preference:

- (1). Head, co-head, or Sole Member must be working at least 30 hours per week at the State's minimum wage. Verification furnished by employment verification.

**NEGATIVE PREFERENCE (Negative 35 Points)**

This preference will be applied to an applicant family that is reapplying to an open wait list after their previous term had expired due to refusing a housing unit(s) that was available and presented to them from the Authority.

	<p><b><u>Financial Resources:</u></b></p> <p>CCHA received a \$1,160,454 grant from the City of Corpus Christi for tenant-based vouchers for clients that are at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and other populations where providing assistance would prevent the family from becoming unhoused. The grant also includes \$116,045.00 in administrative fees to manage the program and complete all eligibility requirements to administer the program.</p>
B.2	New Activities. – Not Applicable

### **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.

**1. Acquire or Build Units or Developments:** The Corpus Christi Housing Authority (CCHA) continues to review options for expanding the Authority's portfolio of affordable housing units. In 2024, the Board approved two innovative solutions to create new housing opportunities in the Corpus Christi area. The Workforce Housing Opportunities (W.H.O.) Program and the Community Land Enhancement and Redevelopment (CLEAR) Program.

#### **Workforce Housing Opportunities (W.H.O.) Program**

CCHA created a new solution for much-needed rental options for low-moderate income families through the Workforce Housing Opportunities (W.H.O.) Program. Many local families are paying more than 30% of their income on rent, making them "rent burdened" and limiting their ability to afford other necessities or save. The W.H.O. Program addresses this by partnering with market-rate rental properties to create mixed-income developments. These properties offer reduced rent for qualifying individuals and families earning 80% or less than the Average Median Family Income (AMFI).

#### **Community Land Enhancement and Redevelopment (CLEAR) Program**

The Corpus Christi Housing Authority recognizes the importance of providing innovative solutions to challenges faced by communities. To address unsanitary or unsafe housing that adversely impacts neighborhoods, the CLEAR Program seeks to transform distressed properties into productive neighborhood assets, promoting community redevelopment and revitalization. CCHA will utilize funds from the Workforce Housing Opportunities Program (WHO) to operate the CLEAR program to acquire distressed properties, abate or demolish the properties and make the lot ready to build a new home, sell the land through a transparent and competitive process, and require the purchaser of the land to rebuild a new home within one year of acquisition to help revitalize neighborhoods.

#### **Thanksgiving Homes**

- CCHA has implemented an Affordable Infill Housing demonstration program to develop new affordable rental homes for the community, promote the development of existing neighborhoods, promote home-ownership opportunities, and meet the need for more affordable single-family housing. Through Thanksgiving Homes, families can rent homes through the HCV program or qualify to purchase a Thanksgiving home.
- Thanksgiving Homes provide opportunities for both families and small builders to prosper. CCHA has built 150 new homes for purchase and/or rent and currently has several vacant lots with plans to build 40-50 new homes in this next year. Additionally, CCHA has partnered with Habitat for Humanity to share our approach and resources to further enhance their ability to build homes for families. These important initiatives further enhance our mission to bring affordable housing opportunities to all parts of the city.

#### **2. Continue to Maintain a High Level of Customer Satisfaction:**

- CCHA continues to work on the best methods to connect with residents in ways they prefer to get information (text/mail) and maximize the use of technology to accomplish this. CCHA sends out resident survey texts through Notifii and uses feedback to identify areas of strengths and areas of improvement. Additionally, future Notifii support will help with CCHA staff communication and critical, urgent situations such as hurricanes.
- CCHA has utilized RentCafe to provide online certification for all HCV clients. CCHA has also created a more streamlined process for applying for assistance, creating a universal application to apply to both Project-based and Tenant-based waiting lists, all from one online portal. CCHA has found that the use of electronic signature software makes the completion and execution of required program forms easier for both clients and caseworkers.

#### **3. Improve the Quality of Assisted Housing and Continue to Renovate and Modernize Units:**

- One of Corpus Christi Housing Authority's (CCHA) goals is to ensure seamless interaction between residents and CCHA. Therefore, CCHA will utilize HCV administrative fee unrestricted reserves and provide a grant to Blue Bonnet Garden (BBG) RAD-converted properties to provide Wi-Fi access to BBG project-based voucher (PBV) residents. This enhancement will enable BBG residents to communicate more effectively with CCHA to obtain, secure, and maintain their housing. Additionally, access to Wi-Fi will allow residents to search for employment, apply for and attend school, and advance personally and professionally to achieve greater self-sufficiency.
- La Armada II electrical upgrade was completed at a cost of \$1,243,400.00 to prepare for installation of electrical infrastructure for HVAC for 400 units.
- CCHA modernized and renovated the kitchens at Sea Breeze Senior Apartments. This has improved the quality of the apartments for residents at Sea Breeze, so they now enjoy a modern, more efficient kitchen.

	<p><b><u>4. Expand Choices and Opportunities for Residents to Improve their Quality of Life, Achieve Self-sufficiency, and Reach Their Full Potential.</u></b></p> <ul style="list-style-type: none"> <li>• CCHA has a local preference system to provide vouchers to applicants with the greatest need. Additionally, points are provided through the local preference system to encourage people to work or pursue activities to improve personally and professionally. CCHA offers 5 points for working families. CCHA also has a STAR Program, a five-week training program designed to educate clients on how to be a good renter and teach financial literacy. Graduates of the STAR program receive 20 points, improving their chances of being selected from the HCV wait lists.</li> <li>• In October 2023, CCHA created a Shopper website portal, which allows project-based eligible applicants to refer to the Shopper website and select from all available units for which they qualify. The interactive website has significantly enhanced the housing process by providing greater choice and satisfaction in choosing a home that best accommodates the family's unique needs and lifestyle.</li> </ul> <p><b><u>5. Increase Owner Outreach and Affordable Housing Choices for Low-Income Families:</u></b></p> <ul style="list-style-type: none"> <li>• CCHA has a practice of maintaining an open HCV waitlist with a preference system. We currently have over 35,000 applicants on the project-based and tenant-based voucher wait lists. In the past five years, the percentage rate of people applying for affordable housing has increased by 365%; however, the federal funds for the Housing Choice Voucher program have only increased by approximately 2%, not keeping up with the inflation rate of 5-10 %. CCHA's HUD-allocated baseline is 3,390, and the HUD funds we receive allow us to serve 3,340 households monthly. In summary, these issues combined have resulted in an ever-expanding waiting list and a reduction in the number of families we can serve, as the funding levels are not keeping up with the rising rental rates and inflation.</li> <li>• Considering the limitations in federal funds to support the HCV program, CCHA has pursued and will continue to pursue additional funding sources to provide rental assistance opportunities to families. In 2025, CCHA received a \$1,160,454 grant from the City of Corpus Christi for tenant-based vouchers for clients that are at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. These funds will provide rental assistance to 50 vulnerable households each month. CCHA plans to develop a step-up local preference to ensure that eligible households that receive a short-term city rental voucher, have an opportunity for a long-term voucher option if they meet certain requirements and still have a need for affordable housing.</li> <li>• To increase housing opportunities, CCHA continues to conduct monthly landlord orientations, providing valuable information and relevant landlord material about the Housing Choice Voucher Program that may combat perceived barriers to landlord participation.</li> </ul>
B.4	Capital Improvements. – Not Applicable
B.5	<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    N/A  X<input type="checkbox"/>    <input type="checkbox"/></p> <p>(b) If yes, please describe:  (c)</p> <p>The audit records provided the following:</p> <p>“There were no findings relating to the financial statements which are required to be reported in accordance with Government Auditing Standards.”</p> <p>However, there was a procedural finding as described by the auditor in the audit report: “There is a significant deficiency in internal controls over compliance for the special tests and provisions type of compliance related to housing quality standards inspections (HQS).”</p> <p><b>Context:</b> “There were approximately six hundred twenty-seven (627) failed inspections during the audit period. Of a sample size of twenty-five (25) failed inspections, one (1) unit did not pass reinspection within 30 days. The Authority did not properly abate the HAP to the landlord due to landlord related issues.”</p> <p><b>Auditor’s Recommendation:</b> “We recommend the Authority design and implement a corrective action plan that will ensure compliance with the Uniform Guidance and the compliance supplement.”</p> <p><b>Response to Audit recommendation:</b> The Corpus Christi Housing Authority has implemented corrective actions to ensure that units assisted by the agency meet housing quality standards. The CCHA’s inspection process includes monthly reviews of inspection reports to ensure that all required inspections are conducted, and that housing quality standards (HQS) are enforced when deficiencies are not corrected by the required deadlines. The corrective action plan outlines procedures to guarantee that all inspections are completed as scheduled and that rental assistance is abated for any period during which a unit remains in failed HQS status due to landlord-required repairs. In cases where tenants are responsible for the deficiencies and fail to make the necessary repairs, the Authority will initiate termination proceedings for tenant-caused damages that led to the HQS failure. Wendy Herman, Vice President of the Housing Choice Voucher Program, has implemented these corrective actions.</p>



<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/>   X</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> <p>Forty-nine HCV participants attended the Resident Advisory Board meeting on July 10, 2025.</p> <p>There was no significant feedback or comments provided regarding the 2025 Annual Plan; however, attendees asked questions about their current rental assistance situation.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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>
<b>C.3</b>	<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>
<b>C.4</b>	<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"/>   X</p> <p>If yes, include Challenged Elements.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>		
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></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> <table border="1" style="width: 100%;"> <tr> <td><b>Fair Housing Goals:</b></td> </tr> <tr> <td> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ul style="list-style-type: none"> <li>CCHA continues to educate prospective landlords in the HCV program regarding the benefits of participating in our voucher program. The HCV department employs a dedicated Landlord Liaison to enroll landlords of properties in census tracts with limited affordable housing to provide our clients with more and better options. HCV utilizes the U.S. Census report to determine areas in our jurisdiction that have little affordable housing and low minority and socioeconomic status and focuses on appealing to landlords in those areas.</li> <li>CCHA is increasing the number of affordable units throughout the city through the Workforce Housing Opportunities (W.H.O.) initiative. This initiative will help to expand opportunities for people who are struggling to pay rising rental rates. The W.H.O. program will provide broad access to quality homes throughout Corpus Christi, TX – expanding housing opportunities in areas with better schools and job opportunities.</li> <li>Thanksgiving Homes provide opportunities for both families and small builders to prosper. CCHA has built 150 new homes for purchase and/or rent thought Corpus Christi. There are several vacant lots, with plans to build 40-50 new homes in the next year. Additionally, CCHA has partnered with Habitat for Humanity to</li> </ul> </td> </tr> </table>	<b>Fair Housing Goals:</b>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <ul style="list-style-type: none"> <li>CCHA continues to educate prospective landlords in the HCV program regarding the benefits of participating in our voucher program. The HCV department employs a dedicated Landlord Liaison to enroll landlords of properties in census tracts with limited affordable housing to provide our clients with more and better options. HCV utilizes the U.S. Census report to determine areas in our jurisdiction that have little affordable housing and low minority and socioeconomic status and focuses on appealing to landlords in those areas.</li> <li>CCHA is increasing the number of affordable units throughout the city through the Workforce Housing Opportunities (W.H.O.) initiative. This initiative will help to expand opportunities for people who are struggling to pay rising rental rates. The W.H.O. program will provide broad access to quality homes throughout Corpus Christi, TX – expanding housing opportunities in areas with better schools and job opportunities.</li> <li>Thanksgiving Homes provide opportunities for both families and small builders to prosper. CCHA has built 150 new homes for purchase and/or rent thought Corpus Christi. There are several vacant lots, with plans to build 40-50 new homes in the next year. Additionally, CCHA has partnered with Habitat for Humanity to</li> </ul>
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share our approach and resources to further advance their ability to build homes for families. These important initiatives further enhance our mission to bring affordable housing opportunities to all areas of the city.

- CCHA provides initial and ongoing training on Fair Housing topics to CCHA employees. Hence, they are well-informed and can pass on their knowledge to assist residents in securing and maintaining a quality home.

## Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

### A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

### B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

#### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))



☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the 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 §903.13(c), 24 CFR §903.19)

**C.2 Certification by State of Local Officials.** 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable

fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour 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

**A RESOLUTION OF THE CORPUS CHRISTI HOUSING  
AUTHORITY APPROVAL OF FISCAL YEAR 2025 ANNUAL PHA  
PLAN and 2025 – 2029 Five Year Plan  
(HCV ONLY PHAS)**

BE IT RESOLVED by the Board of Commissioners of the Corpus Christi Housing Authority that the Fiscal Year 2025 Streamlined Annual PHA Plan (HCV Only PHAs) and 2025-2029 Five Year Plan are hereby approved.

The Board of Commissioners authorizes and directs the Secretary/Chief Executive Officer to take the actions required to implement this Resolution, and to do such acts and/or execute such documents as necessary commensurate with instructions and authorizations of this Resolution, and pursuant to all local, state and federal laws and HUD regulations.

  
Cathy Mehne, Chair  
CCHA Board of Commissioners

  
Gary Allsup, Secretary  
CCHA Board of Commissioners



# Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

## PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/1/2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);



- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Corpus Christi Housing Authority  
PHA Name

TX008  
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2025

☒ 5-Year PHA Plan for Fiscal Years 2025 - 2029

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 Executive Director Gary Allsup President and CEO

Name Board Chairman, Cathy Mehne

  
Signature

7/24/25  
Date

  
Signature

7/23/25  
Date

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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 compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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.



**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 09/30/2027**


**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Paulette Guajardo, the Mayor certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX008 - Corpus Christi Housing Authority 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 Corpus Christi, TX 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 Corpus Christi Housing Authority (CCHA) and the City of Corpus Christi will continue their efforts to collaborate and expand affordable housing opportunities for people throughout the city. CCHA and the City are working to strengthen their relationship and develop innovative housing solutions, which will ultimately benefit low-income, very-low-income, and extremely-low-income families in our community.

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:	<b>Paulette Guajardo</b>	Title:	<b>Mayor</b>
Signature:		Date:	<b>8/7/2025</b>

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:** TX008-Corpus Christi Housing Authority form HUD-50077-SL (Form ID - 5118)  
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