

PHA Plans for the DETCOG Regional Housing Authority Annual Plan for FYB 2016

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FIRST DRAFT



Presented by:

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**Streamlined Annual
PHA Plan
(HCV Only PHAs)**

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

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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-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 higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more the 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 exceeds 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 housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A	PHA Information.																																
A.1	<p>PHA Name: <u>DETCOG Regional Housing Authority</u> PHA Code: <u>TX512</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2016</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Housing Choice Voucher (HCVs): <u>1881</u> Number of VASH Vouchers: <u>60</u> Total Combined Vouchers: <u>1941</u> PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The following are the specific locations where the public may obtain copies of the 2016 Annual PHA Plan:</p> <ul style="list-style-type: none"> ▪ Administrative Office – 210 Premier Drive, Jasper, TX 75951 ▪ 118 South First, Lufkin, TX 75901 ▪ www.detcog.org <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">Programs 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>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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B Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

- Y N
- 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):

Housing Needs and Strategy for Addressing Housing Needs

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1801	5	5	5	5	5	3
Income >30% but <=50% of AMI	222	3	4	4	4	4	3
Income >50% but <80% of AMI	30	2	3	3	3	3	3
Elderly	174	3	3	3	3	3	3
Families with Disabilities	484	N/A	N/A	N/A	N/A	N/A	N/A
White	558	3	3	3	3	3	3
Black/African American	1422	4	4	5	5	5	3
Hispanic	143	4	4	4	4	4	3

B.1

Waiting List for Section 8

Total: 2,058

Extremely Low Income: 1,801-88%

Very Low Income: 222-11%

Low Income: 30-1%

Families with children: 1,181-57%

Elderly Families: 174-8%

Families with Disabilities: 484-24%

White: 558-27%

Black/African American: 1,422-69%

American Indian/Alaska Native: 12-1%

Asian: 2-0.10%

Native Hawaiian/Other Pacific Islander: 4-0.19%

Hispanic: 143-7%

The waiting has been closed for 3 months and the PHA does expect to reopen in PHA Plan year.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Eligibility

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes: ***The PHA added Federal Convictions***

Waiting List Organization

Interested persons may apply for admission to Section 8 tenant-based assistance annually, ***July 1st***.

Search Time

The PHA allows the standard ***90-day*** period to search for a unit. Any extension provided will be a case by case basis, limited to ***30 days*** and must be proven due to unforeseen emergencies.

Special Purpose Section 8 Assistance Programs

The PHA added the following for announcing the availability of any special-purpose Section 8 program to the public: Women Shelter, HHSC and AAA Housing Placement Program

B.1 Financial Resources:

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2016 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,130,438.00 9,661,419.00	
f) Resident Opportunity and Self- Sufficiency Grants	71,714.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$10,863,571.00	

Rent Determination

Minimum Rent

The PHA's minimum rent is \$25.00. Application of the housing program's minimum rent hardship becomes effective with the initiation of the \$25.00 minimum rent.

B.1 Operation and Management

HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	1629	2%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	NED (Non Elderly Disabled) 146	1%
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	VASH 39	3%

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

Family Self-Sufficiency Programs

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: 10/01/2015)
Public Housing	N/A	N/A
Section 8	25	96

B.2 New Activities.

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

Y N

Project-Based Vouchers.

(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. *N/A*

<p>B.3</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p style="text-align: right;">Audit In Process - to be complete before submission</p>
<p>B.4</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.5</p>	<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>
<p>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>MISSION STATEMENT:</p> <p>The DETCOG Regional Housing Authority's mission is to promote equal access to adequate and affordable housing, economic opportunity and a suitable living environment that encourages self-sufficiency to the DEEP East Texas low income families.</p> <p><i>The RHA's Family Self Sufficiency program continues to grow with participants transitioning off the program to self-sufficiency. The agency's goal is to increase the number of family participants to 125 by the end of 2016. The RHA continues its ongoing newsletter and its annual workshop. RHA continues to provide suitable living environments and choices for families by providing budgeting/financial and credit management) to voucher holders for the homeownership program. The RHA continues to maintain thirteen (13) families in its homeowner program.</i></p> <p><i>RHA continues to provide higher payment standards for remaining desegregative housing opportunity areas to eligible families remaining in the DHO Settlement. RHA provides higher payment standards (10% over the regular FMR) for designated counties to assure equal opportunity and access to affordable housing which increases housing choices to all other voucher families. RHA continues to conduct annual workshops directed to landlord education, appreciation, and fair housing review.</i></p>

B.6

The RHA continues to work in partnership with the Veterans Administration for VASH and continues to maintain its Non Elderly Disabled (NED) Program. The DETCOG Regional Housing Authority over the last two years has increased its utilization rate for all programs overall to assure all low income families are provided rental assistance. The RHA continuously takes necessary measures, via development and implementation of procedures, to demonstrate and ensure compliance with Section 8 HCV program regulations.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

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

- Coordinate and leverage private or public funds to create additional housing opportunities
- Acquire or build units or developments for expansion of housing units

Progress Statement: *The DETCOG Regional Housing Authority will (a) continue to coordinate with private and/or public agencies to seek funds to create additional housing opportunities; and (b) will apply for additional affordable housing through an affiliate non-profit agency if available. The housing authority's outreach efforts within its voucher programs has increased the voucher utilization in all of its voucher programs, including the VASH program.*

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- Access voucher management for continuous improvement of procedures
- Increase customer satisfaction and improve customer awareness and satisfaction
- Concentrate on efforts to improve specific management functions
- Provide replacement vouchers: if funding source available

Progress Statement: *The DETCOG Regional Housing Authority will (a) continue annually to assess all voucher management systems for continuous improvement; (b) continue to perform its annual educational workshop geared to voucher families with emphasis on family self-sufficiency; and (c) continue efforts to seek voucher funding for targeted populations identified by community.*

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

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

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards to allow families to rent throughout service area

Progress Statement: *The DETCOG Regional Housing Authority will (a) continue to provide voucher mobility counseling in the FSS program annually; (b) continue to provide outreach to local housing industry and/or landlords with a goal to bring in new housing vendors; (c)*

B.6

continue use of exception payment standards to allow housing choices to DHO families remaining under the Young Lawsuit Settlement; and (d) continue use of increased FMR's to regular voucher families for increased housing choices.

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Designate developments or buildings for particular resident groups, if feasible

Progress Statement: *The DETCOG Regional Housing Authority will continue to work in partnership with the DETCOG Area Agency on Aging department and its Navigator Program to assure improved living environment and provision of supportive services for elderly and disabled individuals.*

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract services to increase independence for the elderly or families with disabilities
- Coordinate and maintain self-sufficiency programs
- Coordinate supportive services with DETCOG AAA & Navigator Program for elderly and disabled families

Progress Statement: *The DETCOG Regional Housing Authority will (a) continue to increase the number/percentage of employed person in assisted families-annual tenant workshop; (b) continue to utilize resource agencies in its annual workshop to offer employment opportunities/choices to families; (c) continue to increase the number of participants in the FSS program from 75 to 95; (c) continue to provide and/or attract supportive services to elderly and disabled families - partnering with Area Agency on Aging for elderly and Housing Navigator Program for disabled families; (d) continue to maintain the FSS program by seeking continued funding as available.*

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Analyze and compile housing data on low income families in Deep East Texas service region

