

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: DETCOG Regional Housing Authority PHA Code: TX512 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2015
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 0 Number of HCV units: 1881 VASH Vouchers: 60
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
4.0	PHA Consortia <i>N/A</i> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
5.1	Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years: <p style="text-align: center;">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>
5.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable them to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #1: <ul style="list-style-type: none"> ▪ Coordinate and leverage private or public funds to create additional housing opportunities ▪ Acquire or build units or developments for expansion of housing units PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #2: <ul style="list-style-type: none"> ▪ 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 PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES The PHA established the following objectives to strive in meeting goal #3: <ul style="list-style-type: none"> ▪ Provide voucher mobility counseling ▪ Conduct outreach efforts to potential voucher landlords

5.2

- Increase voucher payment standards to allow families to rent throughout service area

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

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 supportive 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

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
- Assess and identify barriers/impediments to fair housing through a local market study
- Develop and coordinate fair housing workshop to educate/outreach to voucher families and regional low income families
- Coordinate and perform outreach/marketing of the housing choice voucher program to public/private sector as well as maintain partnerships with social services agencies in achievement of this effort.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'R' have been revised since the last Annual Plan submission by the DETCOG Regional Housing Authority.
N/R denotes NO REVISION and N/A denotes NOT APPLICABLE

Section 6.0

<u>R</u>	903.7(1)	Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
<u>R</u>	903.7(2)	Financial Resources
<u>R</u>	903.7(3)	Rent Determination
<u>R</u>	903.7(4)	Operation and Management
<u>N/R</u>	903.7(5)	Grievance Procedures
<u>N/A</u>	903.7(6)	Designated Housing for Elderly and Disabled Families
<u>R</u>	903.7(7)	Community Service and Self-Sufficiency
<u>N/A</u>	903.7(8)	Safety and Crime Prevention
<u>N/A</u>	903.7(9)	Pets
<u>N/R</u>	903.7(10)	Civil Rights Certification
<u>R</u>	903.7(11)	Fiscal Year Audit
<u>N/A</u>	903.7(12)	Asset Management
<u>N/R</u>	903.7(13)	Violence Against Women Act (VAWA)

Section 7.0

<u>N/A</u>	(a)	Hope VI or Mixed Finance Modernization or Development
<u>N/A</u>	(b)	Demolition and/or Disposition
<u>N/A</u>	(c)	Conversion of Public Housing
<u>R</u>	(d)	Homeownership
<u>N/R</u>	(e)	Project-Based Vouchers

Section 8.0 (Per CFP Final Rule – CFP documents will not be submitted with PHA Plan) N/A

Section 9.0

<u>R</u>	Housing Needs
<u>N/R</u>	9.1 – Strategy for Addressing Housing Needs

Section 10.0

<u>R</u>	Progress in Meeting Mission and Goals (set in 2010 Five Year Plan)
<u>N/R</u>	Significant Amendment and Substantial Deviation/Modification
<u>R</u>	Any applicable Memorandum of Agreement with HUD or any plans to improve performance

6.0 (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2015 Five-Year/Annual Plan:

- Administrative Office – 210 Premier Drive, Jasper, TX 7595

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility *REVISION*

Equal Access

The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or
- (2) A group of person residing together and such group includes, but is not limited to:
 - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - (ii) An elderly family;
 - (iii) A near-elderly family;
 - (iv) A disabled family;
 - (v) A displaced family; and
 - (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

6.0

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation at initial eligibility (new applicants) and in recertification process
- Domestic Violence – The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement/local law agencies – Public Data.com
- State law enforcement agencies
- Access to FBI criminal records

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity
- Previous landlord's name/address
- Information regarding tenancy

(2) Waiting List Organization

The DETCOG Regional Housing Authority's waiting list for the Section 8 tenant-based assistance is not merged with any other program waiting list.

Interested persons may apply for admission to Section 8 tenant-based assistance annually between Jan 1 – March 31. Apply for admission at one of the following locations:

- PHA main administrative office (M-TH)
210 Premier Drive
Jasper, TX 75951
- Satellite office (M-TH)
118 South First Street
Lufkin, TX 75901

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- Satellite office (2 days a week, Tuesday and Thursday)
440 Monroe, Courthouse Annex
Kountze, TX

Or apply online at www.detcog.org

(3) Search Time **REVISION**

The PHA allows the standard 60-day period to search for a unit. Any extensions provided will be a case by case basis, limited to 60 days and must be proven due to unforeseen emergencies.

(4) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 Program to families at or below 30% of the median area income.

The PHA plans to employ the following admission preferences for admission to Section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Victims of domestic violence
<u>1</u>	- Working families and those unable to work because of age or disability
<u>1</u>	- Veterans and veterans' families – 60 VASH Vouchers
<u>1</u>	- Those enrolled currently in educational, training, or upward mobility programs
<u>1</u>	- Single preference for elderly, disabled and displaced persons

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs **REVISION**

The policies governing eligibility, selection and admissions to any special-purpose Section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan

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The PHA announces the availability of any special-purpose Section 8 program to the public through:

- Working partnership with the Burke Center in the region and the Veterans Administration.

903.7(2) Financial Resources *REVISION*

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2015 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	910,467.00 10,360,987.00	
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)		
Budget/Fraud Recovery	75,000.00	
Total resources	\$11,418,168.00	

903.7 (3) Rent Determination Policies *REVISION*

A. Public Housing *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

B. Section 8 Tenant-based Assistance

(1) Payment Standards *REVISION*

The PHA’s payment standard is:

- 110% of FMR (except San Jacinto County)

The PHA chose this level because:

- FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area

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- Reflects market or submarket
- To increase housing options for families

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent **REVISION**

The PHA's minimum rent is \$0.00.

Application of any minimum rent hardship is utilized when the minimum rent exceeds zero dollars.

903.7(4) Operation and Management **REVISION**

(1) PHA Management Structure **REVISION**

- a. A brief description of the management structure and organization of the PHA.

Under the direction of the DETCOG Board of Directors, the Regional Housing Authority staff administers the Section 8 Housing Choice Voucher Program. The Chief Executive Officer (CEO) is the DETCOG Executive Director. The Executive Director serves as the direct link between the Board of Directors and the Regional Housing Authority staff. The Housing Director reports directly to the Executive Director and directs the day to day management and operation of the housing program.

The Housing Director works with a Regional Housing Advisory Council group appointed from the DETCOG Board of Directors (which consists of over 50 members). This committee, or council group, is comprised of a minimum of 12 members taken from the Board. The Advisory group provides direction and advisement on the Section 8 Housing Choice Voucher Program to the larger Board.

The housing department is responsible for administering the Section 8 Housing Choice Voucher Program. Staffing patterns include: Housing Director, Quality Control Manager (1), Housing Data Manager (1), Outreach Specialist (2), HQS Inspectors (2), Case Managers (3), Eligibility Specialist (1), FSS Coordinators (2), Compliance Officer (1) and Administrative Assistant (1).

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b. HUD Programs Under PHA Management *REVISION*

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	1497	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) 142	1%
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	VASH 34	3%

c. Management and Maintenance Policies *REVISION*

The PHA has adopted the following policies that contain the Agency’s rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management: *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

Section 8 Management:

- Section 8 Administrative Plan (**Updated and Board Approved in 2014 to include provisions for biennial inspections**).

903.7(5) Grievance Procedures *NO REVISION*

A. Public Housing *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

B. Section 8 Tenant-Based Assistance

The PHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

6.0 903.7(6) Designated Housing for Elderly and Disabled Families *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

903.7(7) Community Service and Self-Sufficiency *REVISION*

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)

The agreement was signed on 04/28/2004.

2. Other coordination efforts between the PHA and TANF agency include:
N/A

B. Services and programs offered to residents and participants by the DETCOG Regional Housing Authority are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

b. Economic and Social self-sufficiency programs

Due to the need for counseling services in its voucher homeowner families, the PHA applied for status as a “Housing Counseling Agency”. The PHA has been certified by HUD for the provision of counseling services in this region to build economic security. Counseling services include: homebuyer education program, money debt management, renters assistance, pre and post purchase counseling.

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(2) Family Self Sufficiency programs **REVISION**

Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: 10/01/2014)
Public Housing	N/A	N/A
Section 8	25	95

C. Welfare Benefit Reductions

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Informing residents of new policy on admission and reexamination

D. Community Service Requirement **NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING**

903.7(8) Safety and Crime Prevention **NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING**

903.7(9) Pets **NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING**

903.7(10) Civil Rights Certification **NO REVISION**

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA will not, on the grounds of race, color, creed, sex religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;

6.0

- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each satellite office.

The PHA has taken the following specific actions to Affirmatively Further Fair Housing in its Section 8 assistance programs:

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each satellite office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit *REVISION*

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)). The most recent fiscal audit was submitted to HUD. There were no findings as a result of that audit.

903.7(12) Asset Management *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

6.0	<p>903.7(13) Violence Against Women Act (VAWA) <i>NO REVISION</i></p> <p>The DETCOG Regional Housing Authority (DETCOG RHA) will coordinate the following support services for victims under VAWA. To assure compliance, the PHA will:</p> <ol style="list-style-type: none"> a. Partner with the local Women Shelter of East Texas Agency for the provision of vouchers in this agency’s transitional housing program b. Maintain ongoing referral and access to Women Shelter staff as needed c. Provide training to respective housing staff and local landlords on VAWA and its requirements d. Assure voucher holder families are aware of their rights and responsibilities under VAWA. <p>The DETCOG RHA will actively work to assure program requirements under VAWA are in compliance within the Deep East Texas Region.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <ol style="list-style-type: none"> a. HOPE VI or Mixed Finance Modernization or Development <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i> b. Demolition and/or Disposition <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i> c. Conversion of Public Housing <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i> d. Homeownership <i>REVISION</i> <ol style="list-style-type: none"> 1. <u>Public Housing</u> <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i> 2. <u>Section 8 Tenant Based Assistance</u> <p>The PHA administers a Homeownership Program for Section 8.</p> <p>The PHA is actively working to increase its Homeownership Program to 25 (13 in homeownership currently). PHA may revise its Homeownership Program.</p> <p>The PHA has established eligibility criteria for participation in its Section 8 Homeownership Option Program in addition to HUD criteria as listed in the Administrative Plan.</p>

7.0	<p>e. Project-based Vouchers</p> <p>Our agency is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.</p>																																																																																
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i></p>																																																																																
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i></p>																																																																																
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i></p>																																																																																
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i></p>																																																																																
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”. <i>REVISION</i></p> <table border="1" data-bbox="277 1213 1455 1734"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Afford-ability</th> <th>Supply</th> <th>Quality</th> <th>Access-ibility</th> <th>Size</th> <th>Loca-tion</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>956</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>3</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>74</td> <td>3</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>11</td> <td>2</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Elderly</td> <td>54</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Families with Disabilities</td> <td>18</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>White</td> <td>221</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Black/African American</td> <td>766</td> <td>4</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>3</td> </tr> <tr> <td>Hispanic</td> <td>95</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>3</td> </tr> </tbody> </table>	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	956	5	5	5	5	5	3	Income >30% but <=50% of AMI	74	3	4	4	4	4	3	Income >50% but <80% of AMI	11	2	3	3	3	3	3	Elderly	54	3	3	3	3	3	3	Families with Disabilities	18	N/A	N/A	N/A	N/A	N/A	N/A	White	221	3	3	3	3	3	3	Black/African American	766	4	4	5	5	5	3	Hispanic	95	4	4	4	4	4	3
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Families with Disabilities	18	N/A	N/A	N/A	N/A	N/A	N/A																																																																										
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Hispanic	95	4	4	4	4	4	3																																																																										

9.0

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1042		
Extremely low income <=30% AMI	956	92%	
Very low income (>30% but <=50% AMI)	74	7%	
Low income (>50% but <80% AMI)	11	1%	
Families with children	653	63%	
Elderly families	54	5%	
Families with Disabilities	213	20%	
White	219	21%	
Black/African American	771	74%	
American Indian/Alaska Native	10	1%	
Asian	3	0.29%	
Native Hawaiian/Other Pacific Islander	10	1%	
Hispanic	29	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. NO REVISION**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

PHA shall increase the number of affordable units available to the PHA within its current resources by:

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30 % of AMI by:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI by:

- Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly by:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

<p>9.1</p>	<p>Need: Specific Family Types: Families with Disabilities</p> <p>PHA shall target available assistance to Families with Disabilities by:</p> <ul style="list-style-type: none"> ▪ Apply for special-purpose vouchers targeted to families with disabilities, should they become available ▪ Affirmatively market to local non-profit agencies that assist families with disabilities <p>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</p> <p>PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:</p> <ul style="list-style-type: none"> ▪ Affirmatively market to races/ethnicities shown to have disproportionate housing needs <p>PHA will conduct activities to affirmatively further fair housing by:</p> <ul style="list-style-type: none"> ▪ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units ▪ Market the Section 8 program to owners outside areas of poverty/minority concentrations <p>Reason for Selecting Strategies:</p> <ul style="list-style-type: none"> ▪ Limited availability of sites for assisted housing ▪ Influence of the housing market on PHA programs
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: <u>Standard and Troubled PHAs complete annually</u> Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan). <i>REVISION</i></p> <p>The mission statement of the Regional Housing Authority (RHA) serves to: promote equal access to adequate and affordable housing, economic opportunity, and a suitable living environment that encourages self-sufficiency to Deep East Texas low income families.</p> <p>The RHA’s Family Self-Sufficiency program progress reflects continuous growth over the last years with participation moving from the agency’s minimum number of 75 to 94. The agency seeks to increase this number to 125 by the end of 2015. Over the past three years, ten families have graduated from the FSS Program, the agency developed an FSS newsletter, and it continues to conduct annual tenant workshops. RHA continues to afford suitable living environment and choices by providing housing counseling (budgeting/financial and credit management) to voucher holders for the homeownership option and/or building credit stability for improved economics. The current number in the homeownership program is thirteen (13).</p>

10.0 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.

Over the last five years the RHA, in working partnership with the Veterans Administration, has expanded its Veterans Affairs Supportive Housing (VASH) Program in its designated service area. With the assistance from the Veterans Administration, the RHA increased its funding of rental vouchers from thirty five (35) to a maximum of sixty (60). RHA plans to research feasibility of project basing VASH vouchers to achieve maximum utilization of these vouchers.

The RHA continues to maintain vouchers in its Non-Elderly Disabled (NED) Program for the special needs category to assure access and affordability. The agency continues overall to maintain maximum utilization of all other vouchers to assure all low income families are provided rental assistance. The RHA continues to take 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:

- Continued coordination with private or public agencies to seek funds to create additional housing opportunities
- RHA will apply for additional affordable housing through an affiliate non-profit agency if available
- Continue efforts to project base VASH vouchers for increased utilization of vouchers

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- Assess voucher management for continuous improvement of procedures
- Increase customer satisfaction and improve customer awareness and satisfaction
- Provide replacement vouchers

Progress Statement:

- Assess voucher management for continuous improvement – Maintained SEMAP High Performer’ Rating
- Performed annual Educational Workshop for voucher families

10.0

- HA increased vouchers under the VASH program and will continue to seek vouchers funding if available.

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:

- Voucher mobility counseling continuously provided in the FSS Program
- Provided outreach to landlords annually for new and existing individuals
- Continued use of exception payment standards to allow housing choices to DHO families remaining under the Young Lawsuit Settlement
- Initiated use of increased payment standards to regular voucher families for housing choice

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:

- 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 increase independence to the elderly and families with disabilities
- Coordinate and maintain self-sufficiency programs

Progress Statement:

- Increased the number/percentage of employed persons in assisted families-annual tenant workshop
- Utilized resource agencies in annual workshop to offer employment options/choices to families
- Increased number of participants in the FSS Program from 75 to 95
- Provide or attract supportive services to increase independence to the elderly and families with disabilities – partner with Area Agency on Aging for elderly and Housing Navigator program for disabled families

10.0

- Continued to maintain FSS Program: received 2014 funding award for FY 2015 and will continue to apply for future funding

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.
- Assess and identify barriers/impediments to fair housing through a local market study.
- Develop and coordinate fair housing workshop to educate/outreach to voucher families and regional low income families.
- Coordinate and perform outreach/marketing of the housing choice voucher program to public/private sector as well as maintain partnerships with social service agencies in achievement of this effort.

Progress Statement:

- RHA continues to undertake efforts to Affirmatively Further Fair Housing per HUD guidelines and regulations
- Coordinated partnership with Area Agency on Aging and Housing Navigator Program to ensure equal access for elderly and disabled.

(b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of “significant amendment” and “substantial deviation/modification”. (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**) ***NO REVISION***

Substantial Deviations from the 5-Year Plan

- Any change to the Mission Statement
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective

Significant Amendments or Modification to the Annual Plan

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement;
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

10.0	<p>(c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. REVISION</p> <p>PHA initiated an “Action Plan to Increase its Leasing Level” over the 2015 fiscal year to improve and increase its funding level.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) N/A</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) N/A</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) N/A</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) N/A</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p style="text-align: center;">Provided as attachment tx512a01</p> <p>(g) Challenged Elements – NO CHALLENGED ELEMENTS</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) N/A</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) N/A</p>

Attachment: tx512a01
DETCOG Regional Housing Authority
Resident Advisory Board Consultation Process and Comments – FYB 2015

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board **May 4, 2015 and June 1, 2015**

2. Resident Advisory Board Selection

Selection made from resident/participant response **May 27, 2015**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan **June 9, 2015**

Notify Resident Advisory Board of scheduled meeting **June 1, 2015**

Hold Resident Advisory Board meeting **June 9, 2015**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **April 17, 2015 & May 29, 2015**

Notify Resident Advisory Board **June 1, 2015**

Hold Public Hearing meeting **June 12, 2015**

5. Documentation of resident recommendations and PHA's response to recommendations

Positive comments were received to the 5-Year Plan/Annual Plan from the Resident Advisory Board members.

Comment: One FSS family voiced the need to conduct or perform meetings to explain various functions of the program and the FSS family role to its families.

PHA Response: Staff will initiate use of min-series dedicated to educate FSS participants on elements/components of the self-sufficiency program. It is the intent of the Regional Housing Authority staff (if funding is available) to continue its annual tenant education workshop in an effort to expand all voucher families' knowledge of current services and access points.