PHA Plans for the DETCOG Regional Housing Authority
Annual Plan for FYB 2019

Lonnie Hunt, Executive Director
FYB October 1, 2019

FIRST DRAFT

Presented by:
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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 PHA Name: DETCHG Regional Housing Authority  PHA Code: TX512
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2019
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)
Number of Housing Choice Voucher (HCVs): 1,982
PHA Submission Type: ☒ Annual Submission  □ Revised Annual Submission

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.

The following are the specific locations where the public may obtain copies of the 2019 Annual PHA Plan:

- Administrative Office – 210 Premier Drive, Jasper, TX 75951
- www.dehousing.org
- www.detcog.net

□ PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below)
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?

- 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:

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>2432</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>230</td>
<td>3</td>
<td>4</td>
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<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>52</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>210</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>694</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>White</td>
<td>651</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>1819</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
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<tr>
<td>Hispanic</td>
<td>190</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
</tr>
</tbody>
</table>
B.1 Waiting List for Section 8

Total: 1,000
Extremely Low Income: 463-46% - 481 - 49%
Very Low Income: 110-11% - 115 - 12%
Low Income: 22-2% - 23 - 2%
Families with children: 666-67%
Elderly Families: 40-4%
Families with Disabilities: 249-25%
White: 220-22% - 204 - 20%
Black/African American: 737-74% - 727 - 73%
American Indian/Alaska Native: 5-0.50% - 9 - 1%
Asian: 3-0.30% - 4 - 5%
Native Hawaiian/Other Pacific Islander: 2-0.20% - 7 - 5%
Hispanic: 50-5% - 49 - 5%

The waiting has been closed for 4 months. The PHA does expect to reopen the waiting list in PHA Plan year. The PHA will permit VASH families onto the waiting list, even if generally closed.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Waiting List Organization
Interested persons may apply for admission to Section 8 tenant-based assistance;

PHA deleted www.dethousing.org from the list

Search Time
The PHA allows the standard 90-day period to search for a unit. Any extension provided will be a case by case, limited to 30 days and proven to be due to unforeseen emergencies. Additional extensions may be granted for reasonable accommodation.
### Financial Resources

#### Financial Resources: Planned Sources and Uses

<table>
<thead>
<tr>
<th>Sources</th>
<th>Planned 5</th>
<th>Planned Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Federal Grants (FY 2019 grants)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Public Housing Operating Fund</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Public Housing Capital Fund</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) HOPE VI Revitalization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) HOPE VI Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) Annual Contributions for Section 8 Tenant-Based Assistance</td>
<td>10,899,912.00</td>
<td></td>
</tr>
<tr>
<td>f) Resident Opportunity and Self-Sufficiency Grants</td>
<td>72,000.00</td>
<td></td>
</tr>
<tr>
<td>g) Community Development Block Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h) HOME</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Federal Grants (list below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Prior Year Federal Grants (unobligated funds only) (list below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Public Housing Dwelling Rental Income</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Other income (list below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Non-federal sources (list below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total resources</td>
<td>$10,971,912.00</td>
<td></td>
</tr>
</tbody>
</table>

### Rent Determination

#### Payment Standards

The PHA’s payment standard is **110%** of FMR.

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
- To increase housing options for families

**PHA deleted: Reflects market or submarket**
B.1 **Operation and Management**

**PHA Management Structure:**

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 **recommendations regarding** the Section 8 Housing Choice Voucher Program to the **full DETCOG Board**.

The housing department is responsible for administering the Section 8 Housing Choice Voucher Program. Staffing patterns include: Housing Director, Intake/Special Programs Analyst (1), QC/Data Analyst (1), Housing Specialist (3), HQS **Inspections/Coordinator** (1), Administrative Assistant (1), VASH Outreach Coordinator (1) and **FSS Coordinator** (1).

**HUD Programs Under PHA Management:**

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Units or Families Served at Year Beginning</th>
<th>Expected Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8 Vouchers</td>
<td><strong>1694</strong></td>
<td><strong>15%</strong></td>
</tr>
<tr>
<td>Section 8 Certificates</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8 Mod Rehab</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Special Purpose Section 8 Certificates/Vouchers</td>
<td>NED (Non Elderly Disabled)  <strong>151</strong></td>
<td>1%</td>
</tr>
<tr>
<td>(list individually)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Housing Drug Elimination Program (PHDEP)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Other Federal Programs (list individually)</td>
<td>VASH <strong>82</strong></td>
<td>3%</td>
</tr>
</tbody>
</table>
B.1 Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

Family Self-Sufficiency Programs:

<table>
<thead>
<tr>
<th>Family Self Sufficiency (FSS) Participation</th>
<th>Program</th>
<th>Required Number of Participants</th>
<th>Actual Number of Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Public Housing</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Section 8</td>
<td>25</td>
<td>79</td>
</tr>
</tbody>
</table>

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.

The project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to take up to 20 percent of its voucher program budget authority and attach the funding to specific units rather than using it for tenant-based assistance [24 CFR 983.6]. PHAs may only operate a PBV program if doing so is consistent with the PHA’s Annual Plan, and the goal of deconcentrating poverty and expanding housing and economic opportunities [42 U.S.C. 1437f(o)(13)].

OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)]

The PHA must select PBV proposals in accordance with the selection procedures in the PHA Housing Choice Voucher Administrative Plan. The PHA must select PBV proposals by either of the following two methods. Project–based vouchers will be limited to 25 units.

**PHA request for PBV Proposals.** The PHA may solicit proposals by using a request for proposals to select proposals on a competitive basis in response to the PHA request. The PHA may not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites.
The PHA may select proposals that were previously selected based on a competition. This may include selection of a proposal for housing assisted under a federal, state, or local government housing assistance program that was subject to a competition in accordance with the requirements of the applicable program, community development program, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance.

CAP ON NUMBER OF PBV UNITS IN EACH PROJECT

25 Percent per Project Cap [24 CFR 983.56]

In general, the PHA may not select a proposal to provide PBV assistance for units in a project or enter into an agreement to enter into a HAP or a HAP contract to provide PBV assistance for units in a project, if the total number of dwelling units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than the greater of 25 units or 25 percent of the number of dwelling units (assisted or unassisted) in the project.

Exceptions to 25 Percent per Project Cap [FR Notice 1/18/17]

Exceptions are allowed and PBV units are not counted against the 25 percent or 25-unit per project cap if:
- The units are exclusively for elderly families
- The units are for households eligible for supportive services available to all families receiving PBV assistance in the project
- The project is located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year estimates

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) eliminated the project cap exemption for projects that serve disabled families and modified the exception for supportive services. Projects where these caps were implemented prior to HOTMA may continue to use the former exemptions and may renew their HAP contracts under the old requirements, unless the PHA and owner agree to change the conditions of the HAP contract. However, this change may not be made if it would jeopardize an assisted family’s eligibility for continued assistance in the project.

The PHA may operate a project-based voucher program that utilizes up to 200 tenant-based vouchers. By project-basing some vouchers, the PHA can offer greater choice to program participants. Project-based vouchers provide opportunities for greater resident services designed to help low-income individuals improve their quality of life through education, workforce development, and improved health and wellness.
B.2 The PHA may decide to project-based vouchers above the 200-voucher limit (but no more than 20 percent of its voucher program budget authority), if HUD publishes a notice making available PBV for HUD-VASH vouchers or for other PBV special purpose vouchers or for a project that would provide affordable housing for low-income or homeless veterans.

For the entire policy on project-based vouchers, please refer to the Section 8 Administrative Plan, Chapter 17, located on the PHA website: www.dethousing.org.

B.3 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y  N  N/A
☐ ☒ ☐

(b) If yes, please describe: N/A

B.4 Civil Rights Certification.

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.5 Certification by State or 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.

B.6 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

MISSION STATEMENT:

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.

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 2019. The RHA continues its ongoing 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 **seventeen (17)** families in its homeowner program.

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% **above** FMR) for designated counties to assure equal opportunity and access to affordable housing which increases housing choices to all other voucher families. RHA will conduct annual workshops directed to landlord education, appreciation, and fair housing review.

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 will increase its utilization rate for all programs overall to assure that a **greater number of** 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.

**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. The RHA has implement online portals accessible to program applicants, participants and landlords for improved customer service. The RHA also improved customer service/awareness through the use of website and social media outlets.
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) 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 persons in assisted families through its annual tenant workshop; (b) continue to utilize resource agencies in its annual workshop to offer employment opportunities/choices to families; (c) continue outreach efforts to increase the number of participants in the FSS program from 63 to 95; (d) work with participants in establishing goals for employment and increased income; (e) continue to provide and/or attract supportive services to elderly and disabled families through its partnership with Area Agency on Aging for the elderly and the Housing Navigator Program for disabled families; and (f) continue to maintain the FSS program by seeking continued funding as available.
B.6 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

**Progress Statement:** The DETCOG Regional Housing Authority will (a) continue to undertake efforts to Affirmatively Further Fair Housing per HUD guidelines and regulations; and (b) continue its partnership with the Area Agency on Aging and Housing Navigator Program to ensure equal access for the elderly and disabled.

B.7 **Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

☐ ☐

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. *(See attachment tx512a01)*

**Challenged Elements:**
DATA COLLECTION TOOL
FOR INFORMATION TO
COMPLETE FORM HUD 50075-HCV
DETCOG Regional Housing Authority

The following information is needed to complete the NEW form HUD-50075-HCV Annual PHA Plan.

A.1 PHA Information

PHA Name: DETCOG Regional Housing Authority

PHA Code: TX512

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2019

PHA Inventory (based on ACC units at time of FY beginning above)

Number of Housing Choice Vouchers (HCVs): 1,982

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

The following are the specific locations where the public may obtain copies of the 2019 Annual Plan:
- Administrative Office – 210 Premier Drive, Jasper, TX 75951
- www.dethousing.org
- www.detcog.net

☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) Included in the Consortia</th>
<th>Programs 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>
</tbody>
</table>

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

B.1 Revision of PHA Plan Elements.

(a) ☒ Housing Needs and Strategy for Addressing Housing Needs
(b) ☒ Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions
(c) ☒ 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

**Housing Needs and Strategy for Addressing Housing Needs** *REVISION*

**Housing Needs** *REVISION*

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>2432</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;= 50% of AMI</td>
<td>230</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>52</td>
<td>2</td>
<td>3</td>
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<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Elderly</td>
<td>210</td>
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<td>3</td>
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<td>3</td>
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<tr>
<td>Families with Disabilities</td>
<td>694</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>651</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>1819</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>190</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 on the Waiting List

<table>
<thead>
<tr>
<th>Waiting list type: (select one)</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 8 tenant-based assistance</td>
<td>489</td>
<td>49%</td>
<td>46%</td>
</tr>
<tr>
<td>Public Housing</td>
<td>463</td>
<td>49%</td>
<td>46%</td>
</tr>
<tr>
<td>Combined Section 8 and Public Housing</td>
<td>115</td>
<td>12%</td>
<td>11%</td>
</tr>
<tr>
<td>Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
<td>23</td>
<td>2%</td>
<td>2%</td>
</tr>
</tbody>
</table>

If used, identify which development/subjurisdiction:

| Waiting list total | 1000 |

### Characteristics by Bedroom Size (Public Housing Only)

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>Waiting List</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2 BR</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>3 BR</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>4 BR</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>5 BR</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>5+ BR</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Is the waiting list closed (select one)? □ No □ Yes
If yes:
How long has it been closed (# of months)? 4
Does the PHA expect to reopen the list in the PHA Plan year? □ No □ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? □ No □ Yes

VASH

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**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:

- Employ admissions preferences aimed at families who are working

**Need: Specific Family Types: The Elderly**

PHA shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Allocate project-based vouchers targeting elderly families when project-based vouchers are made available

**Need: Specific Family Types: Families with Disabilities**

PHA shall target available assistance to Families with Disabilities by:

- 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

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:
• Affirmatively market to races/ethnicities shown to have disproportionate housing needs

PHA will conduct activities to affirmatively further fair housing by:
• 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

Reason for Selecting Strategies:
• Limited availability of sites for assisted housing
• Influence of the housing market on PHA programs

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions REVISION

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

(1) Eligibility

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 persons 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.

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)
- 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
- Federal convictions
- Access to FBI criminal records

The PHA shares the following information with prospective landlords:
- Previous landlord’s name/address

(2) **Waiting List Organization REVISION**

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

Interested persons may apply for admission to Section 8 tenant-based assistance during open enrollment periods. Such periods will be published in local news media, and on the PHA’s website no later than ten (10) days in advance. Apply for admission at the following location:
- www.waitlistcheck.com

(3) **Search Time REVISION**

The PHA allows the standard 90-day period to search for a unit. Any extension provided will be a case by case, limited to 30 days and proven to be due to unforeseen emergencies. *Additional extensions may be granted for reasonable accommodation.*
(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:

<table>
<thead>
<tr>
<th>Points</th>
<th>Preference</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>- Victims of domestic violence</td>
</tr>
<tr>
<td>70</td>
<td>- Residency - Families who live, work, or have been hired to work in the DETRHA jurisdiction</td>
</tr>
<tr>
<td>5</td>
<td>- Veterans and veteran families</td>
</tr>
<tr>
<td>130</td>
<td>- Involuntary displacement – natural disaster or government action</td>
</tr>
<tr>
<td>15</td>
<td>- Families participating in an anti-poverty project – DETRHA will give preference to no more than five (5) applicant households whose head of household, spouse, or co-head is serving at least 30 hours per week in an anti-poverty project conducted with the PHA’s jurisdiction which is sponsored and funded by the Corporation for National and Community Service or another federal agency</td>
</tr>
<tr>
<td>15</td>
<td>- Disabled families (head, co-head or spouse)</td>
</tr>
</tbody>
</table>

DETRHA will use an online application process to accept applicants during the period of the open waiting list. DETRHA will use a lottery system to select applicants to be placed onto the waiting list. After all complete and unduplicated applications are received during the waiting list opening; DETRHA will conduct a random lottery to select the applicants. Applicants will be randomly assigned a number, and the applicants will be placed on the waiting list in order of the assigned numbers and according to DETRHA preference(s).

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

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 HCV Administrative Plan

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, the Veterans Administration, Women Shelter, HHSC, and AAA Housing Placement Program
Financial Resources **REVISION**

<table>
<thead>
<tr>
<th>Sources</th>
<th>Planned S</th>
<th>Planned Uses</th>
</tr>
</thead>
</table>
1. Federal Grants (FY 2019 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          | 10,899,912.00   |                                                                              |
  f) Resident Opportunity and Self-Sufficiency Grants                     | 72,000.00       |                                                                              |
  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                                                          | $10,971,912.00  |                                                                              |

Rent Determination Policies **REVISION**

(1) Payment Standards **REVISION**

The PHA’s payment standard is:
- **110%** of FMR

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
- 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

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 minimum rent.

Operation and Management REVISON

(1) PHA Management Structure REVISON

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

Under the direction of the DTECTOG Board of Directors, the Regional Housing Authority staff administers the Section 8 Housing Choice Voucher Program. The Chief Executive Officer (CEO) is the DTECTOG 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 DTECTOG 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 recommendations regarding the Section 8 Housing Choice Voucher Program to the full DTECTOG Board.

The housing department is responsible for administering the Section 8 Housing Choice Voucher Program. Staffing patterns include: Housing Director, Intake/Special Programs Analyst (1), QC/Data Analyst (1), Housing Specialist (3), HQS Inspections/Coordinator (1), Administrative Assistant (1), VASH Outreach Coordinator (1) and FSS Coordinator (1).

b. HUD Programs Under PHA Management REVISON

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Units or Families Served at Year Beginning</th>
<th>Expected Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8 Vouchers</td>
<td>1694</td>
<td>15%</td>
</tr>
<tr>
<td>Section 8 Certificates</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8 Mod Rehab</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Special Purpose S8 Certificates/Vouchers</td>
<td>NED (Non-Elderly Disabled)</td>
<td>1%</td>
</tr>
<tr>
<td>151</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Housing Drug Elimination Program (PHDEP)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Other Federal Programs (list individually)</td>
<td>VASH</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td>82</td>
<td></td>
</tr>
</tbody>
</table>
c. Management and Maintenance Policies

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

**Section 8 Management:**
- HCV Administrative Plan

**Informal Review and Hearing Procedures**

**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

**Homeownership**

**Section 8 Tenant Based Assistance**

The PHA administers a Homeownership Program for Section 8.

The PHA is actively working to increase its Homeownership Program to 25 (17 in homeownership currently). PHA may revise its Homeownership Program. The PHA has established eligibility criteria for participation in its Section 8 Homeownership Program in addition to HUD criteria as listed in the Administrative Plan.

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

**Family Self Sufficiency Programs** **REVISION**

<table>
<thead>
<tr>
<th>Program</th>
<th>Required Number of Participants</th>
<th>Actual Number of Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8</td>
<td><strong>25</strong></td>
<td><strong>79</strong></td>
</tr>
</tbody>
</table>
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

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.

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

Provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

The project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to take up to 20 percent of its voucher program budget authority and attach the funding to specific units rather than using it for tenant-based assistance [24 CFR 983.6]. PHAs may only operate a PBV program if doing so is consistent with the PHA’s Annual Plan, and the goal of deconcentrating poverty and expanding housing and economic opportunities [42 U.S.C. 1437f(o)(13)].

OWNER PROPOSAL SELECTION PROCEDURES [24 CFR 983.51(b)]

The PHA must select PBV proposals in accordance with the selection procedures in the PHA Housing Choice Voucher Administrative Plan. The PHA must select PBV proposals by either of the following two methods. Project-based vouchers will be limited to 25 units.

PHA request for PBV Proposals. The PHA may solicit proposals by using a request for proposals to select proposals on a competitive basis in response to the PHA
request. The PHA may not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites.

The PHA may select proposals that were previously selected based on a competition. This may include selection of a proposal for housing assisted under a federal, state, or local government housing assistance program that was subject to a competition in accordance with the requirements of the applicable program, community development program, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program’s competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance.

CAP ON NUMBER OF PBV UNITS IN EACH PROJECT

25 Percent per Project Cap [24 CFR 983.56]

In general, the PHA may not select a proposal to provide PBV assistance for units in a project or enter into an agreement to enter into a HAP or a HAP contract to provide PBV assistance for units in a project, if the total number of dwelling units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than the greater of 25 units or 25 percent of the number of dwelling units (assisted or unassisted) in the project.

Exceptions to 25 Percent per Project Cap [FR Notice 1/18/17]

Exceptions are allowed and PBV units are not counted against the 25 percent or 25-unit per project cap if:

- The units are exclusively for elderly families
- The units are for households eligible for supportive services available to all families receiving PBV assistance in the project
- The project is located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year estimates

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) eliminated the project cap exemption for projects that serve disabled families and modified the exception for supportive services. Projects where these caps were implemented prior to HOTMA may continue to use the former exemptions and may renew their HAP contracts under the old requirements, unless the PHA and owner agree to change the conditions of the HAP contract. However, this change may not be made if it would jeopardize an assisted family’s eligibility for continued assistance in the project.
The PHA may operate a project-based voucher program that utilizes up to 200 tenant-based vouchers. By project-basing some vouchers, the PHA can offer greater choice to program participants. Project-based vouchers provide opportunities for greater resident services designed to help low-income individuals improve their quality of life through education, workforce development, and improved health and wellness.

The PHA may decide to project-based vouchers above the 200-voucher limit (but no more than 20 percent of its voucher program budget authority), if HUD publishes a notice making available PBV for HUD-VASH vouchers or for other PBV special purpose vouchers or for a project that would provide affordable housing for low-income or homeless veterans.

For the entire policy on project-based vouchers, please refer to the Section 8 Administrative Plan, Chapter 17, located on the PHA website: www.dethousing.org.

**B. 3 Most Recent Fiscal Audit**

(a) Were there any findings in the most recent FY Audit?

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>![ ]</td>
</tr>
</tbody>
</table>

(b) If yes, please describe: N/A

**B.4 Civil Rights Certification**

Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**B.5 Certification by State or 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.

**B.6 Progress Report**

Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

**MISSION STATEMENT:**

The DTECOG 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.

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 2019. The RHA continues its ongoing annual workshop. RHA continues to provide suitable living environments and choices for families by providing
provide and/or attract supportive services to elderly and disabled families through its partnership with Area Agency on Aging for the elderly and the Housing Navigator Program for disabled families; and (f) 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
- 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

**Progress Statement:** The DETCOG Regional Housing Authority will (a) continue to undertake efforts to Affirmatively Further Fair Housing per HUD guidelines and regulations; and (b) continue its partnership with the Area Agency on Aging and Housing Navigator Program to ensure equal access for the elderly and disabled.

**B.7 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan? **Pending**

Y N

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. *(See attachment tx512a01)*

**Challenged Elements:**
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

Please provide date 3/29/2019

2. Resident Advisory Board Selection

Selection made from resident/participant response Please provide date 4/12/2019

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

Please provide date 3/29/2019

Notify Resident Advisory Board of scheduled meeting Please provide date 3/29/2019, 5/10/2019, 5/17/2019

Hold Resident Advisory Board meeting Please provide date 5/1/2019, 5/8/2019

4. Notification of Public Hearing


Schedule date for Public Hearing and place ad Please provide date 4/23/2019

Notify Resident Advisory Board Please provide date 3/29/2019, 5/10/2019, 5/17/2019

Hold Public Hearing meeting Please provide date 5/13/2019

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

Please provide the residents’ recommendations/comments and the PHA response to each comment after each RAB meeting.

To be provided after meetings have concluded.