

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

TARRANT COUNTY HOUSING ASSISTANCE OFFICE
Annual Plan for Fiscal Year 2024



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TABLE OF CONTENTS

FY 2024 Annual Plan **Tarrant County Housing Assistance Office**

<u>ITEM</u>	<u>TAB</u>
PHA FY 2024 Annual Plan Completed Template form HUD 50075-HP	1
HUD 50077-ST-HCV-HP..... PHA Certification of Compliance with the PHA Plan and Related Regulations Civil Rights Certification	2
HUD 50077-SL..... Certification by State or Local Official of PHA Plan Consistency with the Consolidated Plan	3
Resident Advisory Board (RAB) comments and Narrative describing their opinion recommendations and TCHAO decisions made on the recommendations.....	4
Challenged Elements (None)	
Additional Information Copy of newspaper and other public notices posted including TCHAO newsletter and website.....	5

Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.								
A.1	<p>PHA Name: <u>Tarrant County Housing Assistance Office</u> PHA Code: <u>TX431</u></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2024</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>3258</u></p> <p>Total Combined <u>3258</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The PHA Plan is available at the Tarrant County Housing Assistance Office, 2100 Circle Drive, Fort Worth, TX, 76119. Monday - Friday 8:00 AM - 4:00 PM.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
		PH	HCV						

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan</p>
B.3	<p>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. 1. Tarrant County Housing Assistance Office (TCHAO) continues to have over 30 new landlords attend the monthly landlord briefing. We consistently receive website notifications and calls from landlords wanting to house our families. 2. TCHAO remains a High Performer. 3. TCHAO is seeing an increase of landlords in high opportunity areas who are willing to accept Section 8 vouchers. 4. TCHAO continues our involvement with the Tarrant County Homeless Coalition (TCHC). Through this relationship we helped TCHC house over 300 homeless families through the Emergency Housing Voucher Program. 5. Even in a tight rental market, TCHAO has still managed to lease voucher families at 98% and/or spend 98% of their Housing Assistance Payment (HAP) Housing and Urban Development (HUD) funding which is a requirement from HUD. Most Housing Authorities in the North Texas area are leasing below 93%. 6. TCHAO is still seeking ways to reduce our families unit search time. 7. TCHAO continues to make improvements in the Family Self-Sufficiency (FSS) Program to enhance our relationships with social service providers and participants.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Capital Improvements are not applicable to TCHAO because we are a Housing Choice Voucher Program only.</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, please describe: HUD's Audit review was from FY 2016 to 2022. Below are the listed findings: 1. TCHAO used current year funding to cover prior years expenses. 2. TCHAO will return funding of earned interest above \$1,000 to HUD in two (2) accounts: CARE's ACT and Interest earned for our regular Housing Assistance Payments (HAP). 3. TCHAO will return unspent funds from the CARE's ACT Mainstream Administrative Account. 4. Expense for mileage and meals that were not allowed. Funds have been repaid to the TCHAO's Administrative Account. 5. TCHAO had to establish two accounts outside of the Tarrant County Account. TCHAO has put the proper controls in place and are waiting for a final response from HUD regarding our corrective actions.</p>
C.	Other Document and/or Certification Requirements.

C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Form identification: TX431-Tarrant County Housing Assistance Office Form HUD-50075-HP (Form ID - 525) printed by Delilah Robair in HUD Secure Systems/Public Housing Portal at 06/04/2024 08:26AM EST

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Tarrant County Housing Assistance Office**TX431**

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2024** 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director MR Wayne Pollard		Name Board Chairman Tim O'Hare	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: TX431-Tarrant County Housing Assistance Office form HUD-50077-ST-HCV-HP (Form ID - 71) for CY 2024 printed by Delilah Robair in HUD Secure Systems/Public Housing Portal at 06/04/2024 08:24AM EST

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024
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**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Tim O'Hare, the Tarrant County Judge certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal year 2024 of the TX431 - Tarrant County Housing Assistance Office is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Tarrant County, Texas pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Department of Community Development and the Tarrant County Housing Assistance Office work in partnership with each other in the development of the Annual Agency Plan. Particular attention is paid to the elements addressing Housing Needs and Strategy for Addressing Needs. Additionally collaboration in policy and progress is addressed, analyzed and assessed, at least annually, in order to ensure that both departments are pursuing similar goals for the Citizens of Tarrant County. This document resides with the Community Development Department.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	Tim O'Hare	Title:	Tarrant County Judge
Signature:		Date:	

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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TARRANT COUNTY

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housing.tarrantcountytx.gov

April 3, 2024

You Are Invited
to attend the Annual
Resident Advisory Board (RAB) Meeting

Saturday, April 20, 2024

9:00 AM – 11:00 AM

THIS MEETING WILL BE CONDUCTED **VIRTUALLY** VIA GoToMeeting!

All members of the Tarrant County Family Housing Self-Sufficiency program, upon enrolling, automatically become members of the Resident Advisory Board (RAB) of the Tarrant County Housing Assistance Office (TCHAO). **Therefore, your attendance at this meeting is very important.**

The purpose of this meeting is for TCHAO to present an overview of the 2023-2024 Annual PHA Plan which includes any changes TCHAO has made or proposes to make to our Administrative Plan. **Your feedback and comments are encouraged at this meeting on behalf of all TCHAO participants.**

You can choose to join the meeting by Audio only (phone) or Video/Audio.

Type in: <https://meet.goto.com/204469493> **OR**

Audio Only

United States: Dial +1 (224) 501-3412

Access Code: 204-469-493

You are one of the few of our program participants that have the opportunity to speak for and represent all of the 3200+ participants on the Tarrant County HCV program. We hope you take this privilege very seriously by **being present, and on time** for this extremely important meeting.

On behalf of Tarrant County Housing Assistance Office, we thank you in advance and highly encourage your supportive attendance as a valuable FSS member.

Sincerely,

Wayne Pollard
Director

Delilah M. Crowe

From: Rosalind V. Williams
Sent: Thursday, May 9, 2024 2:01 PM
To: Delilah M. Crowe
Cc: Rosalind V. Williams; Wayne Pollard
Subject: RAB Attendees

Yvette Warnell
Katia Lynch
Kim Johnson
Lisa Vann
Quintisha Cole
Jennifer Britt
Charlotte Timms
Kathy Lewis
Ebony Pittman
Liza Hogan
Kia Gary
Tracheal Norris
Crystal Melton
Lakesha Jackson

Rosalind Williams
Assistant Director
Tarrant County Housing Assistance Office
2100 Circle Drive Suite 200
Fort Worth TX 76119
817-531-7680 fax 817-212-3052

Tarrant County Housing Assistance Office
Saturday, April 20, 2024
2100 Circle Drive, via virtual GoToMeeting
Fort Worth, TX 76119

Chaired by: Wayne Pollard, Director TCHAO
Rosalind Williams, Assistant Director TCHAO

This meeting was held virtually by Go-To Meeting app. We informed everyone the three different ways to receive credit for attending today's meeting.

1. Put your name in the chat
2. Send an email to rosalindwilliams@tarrantcountytexas.gov
3. Stay on the line until the end of meeting and give us your name.

There were at least 14 program participants in attendance.

The meeting was opened by Ms. Rosalind Williams, promptly at 9:00 AM.

Ms. Williams welcomed everyone and announced that the purpose of this annual meeting is to allow the Resident Advisory Board (comprised of all FSS participants) an opportunity to provide input, feedback, and comments on the 2024 Annual Agency Plan, most particularly, on any changes we have made to policies. This was provided in a PowerPoint presentation for participants to follow. We encouraged their involvement, feedback and provided a question/comment period at the end of the presentation.

The presentation also included why these meetings are held, the PHA Plan process, cycle, timelines for reporting this information to HUD, availability of the Annual Plan, Administrative Plan and their relationship to one another. Also explained the difference between a calendar year, fiscal year, the Fiscal year for Tarrant County Housing, and how we determine the due date for filing the Plan with HUD.

Ms. Williams went over the agenda, which was to include an overview of TCHAO, challenges within program, call center and upcoming changes.

Ms. Williams then presented an overview of the 3500 families served, the budget, # of staff members, retaining landlords, increased rent amounts, program participant issues, wait list status and special voucher programs.

Ms. Williams explained in detail ALL of TCHAO specialized Programs, i.e., Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), Mainstream and Emergency Housing Vouchers (EHV).

Ms. Williams then turned the meeting over to Mr. Pollard to speak on upcoming program changes which include Housing Opportunity Through Modernization Act (HOTMA) and National Standards for Physical Inspection of Real Estate (NSPIRE). This included income limits, changes in income, assets, and new inspection changes. He explained when these changes would take effect.

Participants were advised that TCHAO values the input and feedback of program participants into the plans and planning of TCHAO matters. All were invited and encouraged to feel free to ask questions, make comments and suggestions, and to provide any ideas they might have relative to the 2023 Administrative Plan.

Mr. Pollard informed every one of their rights to personally review the Annual PHA Plan, FY 2024 Administrative Plan, and the procedures for doing so.

We discussed challenges in locating units in the current market, recruiting, and maintaining landlords, possible landlord incentives, Landlord Fair, developing a marketing plan for landlords, increased rents and program participants leaving units in poor condition.

TCHAO was applauded by the group for its diligence in ensuring the rights and protection of program participants.

Overall, there were **“NO RECOMMENDATIONS”** from the RAB----only questions, most pertaining to their own individual circumstances.

Mr. Pollard promised that all comments would receive consideration.

We advised that we hold RAB meetings at least annually and more often if/when necessary.

The question-and-answer period rolled into the adjournment of the meeting at about 10:00 AM. Everyone was encouraged to email any concerns/responses.

The meeting was closed by Mr. Pollard.

Respectfully submitted,

Tarrant county Housing Assistance Office

2024 TCHAO's Agency Plan Resident Advisory Board

TO Get Credit for Today's Meeting

- Option 1. Put your Name in the chat
- Option 2. Send an email to
- Option 3. Please stay on the line and give us your name

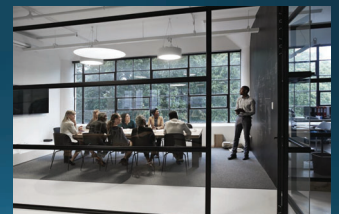
Agenda

- Purpose of the RAB
- Overview of TCHAO
- Challenges
- Call Center
- Upcoming Changes
 - HOTMA
 - NSPIRE
- Q & A

RAB's Purpose

RAB provides the TCHAO and the FSS Program Participants a forum for sharing information about the Agency's Annual Plan.

That means the RAB members look at and provide input on the plan.



TCHAO

- Serves nearly 3500 families
- Payout \$2.8M to Private owners
- Budget of \$36M Annually
- 31 staff
- Wait List Status – 1500
- Special Voucher Programs

Challenges

- Limited Affordable Housing in Tarrant County
- Voucher holders take up to 110 days to find a unit
- Recruiting and Retaining Landlords
- Increase in Rent
- Program Participants leaving units in poor conditions
- Non-complaint Program Participants



Call Center

- Purpose of the Call Center
- Reason for the Change
- Covered by Housing Staff
- (Monday – Thursday)
- Covered by Clerks (Friday)
- Follow-Up Process



HOTMA

- The Housing Opportunity Through Modernization Act (HOTMA)
 - The law was enacted in 2016
 - Affects Public Housing and Section 8 Programs
 - HOTMA contains 14 Sections
 - Section 103- Over-income Limits for Public Housing
 - Section 102 & 104 Income and Assets

Section 102: Income Reviews

- Fewer Interim Reexaminations
- HOTMA allows a 10% adjusted income increase/decrease for **EARNED INCOME**
- TT will not have **back-to-back** interim increases for EARNED Income.
- The 2nd **EARNED INCOME** will apply at the Annual Reexamination



Section 102: Examples

- Example 1 : Ms. Jones's last annual was in February. It is now April, and she is reporting an increase in income but it is **less than 10%**. The interim is **NOT** processed.
- Example 2 : Ms. Jones's last annual was in February. It is now April, and she is reporting an increase in income, but it is **10% or More**. The interim **IS** processed.
- Example 3 : Ms. Jones's last annual was in February. It is now April, and she is reporting an increase in income but it is **10% or More**. **Ms. Jones reports has another increase EARNED income before her next AR.** The interim is **NOT** processed. Reason: - NO Back-To-Back Interim Increases

Section 102: Examples

- Example 4 : Example: Ms. Jones reports **unearned income** (child support) that is more than 10%. Because it is **unearned income** and more than 10% the interim **IS** processed.

NOTE: **FSS Participants CANNOT have Back-to-Back EARNED INCOME increases.** DISCUSSION????

Other Changes

- Authorization for Release of Information – 18 years or older need only to sign form 9886 - **ONE TIME ONLY**
- Use of Income Determination from Other Programs – Federal Benefits (AR). **Discussion**
- EIV will only be reviewed at AR, not at the Interim (**Fraud**)
- Earned Income Disallowed – EID (**Phasing out 12/31/25**)
- Increase Standard Deduction for the Elderly/Disabled from \$400 to **\$525**

Claiming Medical/Disability Expenses

- HOTMA increases the allowance for unreimbursed health and medical care expenses from 3% of annual
- Example: The first year, Ms. Jones gets a 5% threshold
- Income to 10%, phased-in over two years.
- Second year 7.5%
- Third year will be 10%

Higher Threshold for Imputing Asset Income

HOTMA raises the imputed asset threshold from \$5,000 to **\$50,000**, incentivizing families to build wealth without imputing income on those assets.

Hardship Relief

HOTMA provides hardship relief for expense deductions, lessening the impact of the increased threshold for medical expenses.

Section 104: Asset Limits

Asset Limitation: HOTMA imposes a \$100,000 asset limit for eligibility and continued assistance. Families are also ineligible for assistance if they own real property suitable for occupancy.

Examples

Example 1: Ms. Jones, at annual, has \$150,000 worth of countable assets. Assistance would be terminated.

- Example 2: Ms. Jones owns a house valued at \$50,000 but it is suitable for occupancy. The assistance would be terminated

Exclusion of Retirement and Educational Savings Accounts

Retirement accounts and educational savings accounts will not be considered a net family asset



Self-Certification of Assets under \$50,000

- HOTMA allows self-certification of net assets if estimated to be at or below \$50,000.

Example 1: Ms. Jones reports a bank account with a balance of \$46,000. Because it is less than \$50,000, no verification is required.

Example 2: Ms. Jones reports she has \$200,000 in her 401k. Because it is a retirement account, it is not considered a net family asset, verification is not required, and it is not inputted into the system.

National Standards for the Physical Inspection of Real Estate

NSPIRE for HCV

NSPIRE

- NSPIRE standards are meant to align and consolidate two sets of physical inspection regulations used to evaluate HUD housing across many programs.
- The Purpose of NSPIRE is to reduce regulatory burden and improve oversight of the HUD housing programs
- Housing Quality Standards (HQS) ends on October 1, 2024

Inspectable Areas

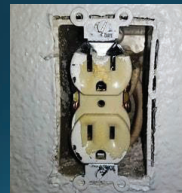
- Inside
- Outside
- Unit



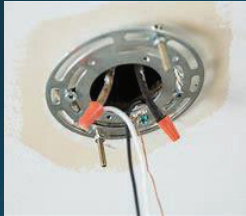
Life Threatening Items

- Natural or gas leaks
- Electrical Problems or Conditions that could result in fire or shock
- Item blocking entrance or exit from the unit
- Inoperable or missing Smoke/CO Detectors
- Condition that presents an imminent possible danger

24-Hour Fail Items



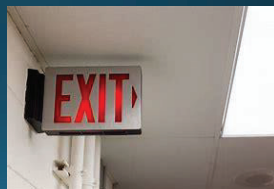
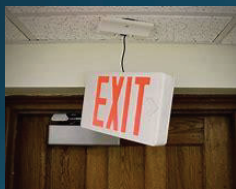
24-Hour Fail Items



24-Hour Fail Items



24-Hour Fail Items



24-Hour Fail Items



24-Hour Fail Items or NOT ALLOWABLE



Non-Life Threatening Items

- At least one bathroom works
- Broken windows
- Tripping Hazards
- Unit Temperature
- Water Leaks, Mold-like substances, holes in walls, etc.

Infestation Standard

- Three live roaches
- There is at least one live cockroach in two rooms in the unit.
- One live Bedbug in the unit.



Items that will Pass

- Missing or broken inside doors
- Peeling paint in the tub
- Tub and sink poorly drain
- No stopper for tub or sink

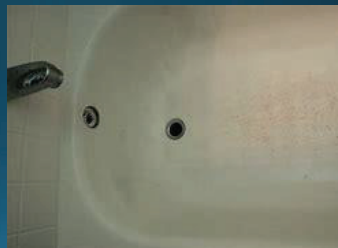
Pass Items



Pass Items



Pass Items



Other NSPIRE Concerns

- Housekeeping – Not Used
- Stairs
- Missing Railings
- Proper address and signage markings

THE END

Q & A



PUBLIC NOTICE

to all

Program Participants and the General Public

Tarrant County Housing Assistance Office
has available for your review and inspection the

2024 ANNUAL PLAN

A Public Hearing will be held on

JUNE 18, 2024

10:00 AM

Commissioners Court

100 East Weatherford St., Fort Worth, TX

Interested Parties may attend.

PLEASE SEE THE RECEPTIONIST
if you have any questions or wish to inspect the plan.

Wayne E. Pollard, Jr.
Director

Posted May 1, 2023



Aviso Público

para todos

los Participantes del Programa de Vivienda y el Público en general

**La Oficina de Ayuda de la Vivienda del Condado Tarrant
le ofrece a usted a repasar y examinar**

EL PLAN ANUAL DEL 2024

Habrà una audiencia pública el día

18 DE JUNIO DE 2024

**a las 10:00 de la Corte del Comisionado
para todas las personas interesadas**

**Para repasar o examinar el plan
POR FAVOR CONSULTE A LA RECEPCIONISTA**

Wayne E. Pollard, Jr., Director

Posted 01 de Mayo del 2023



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
94324	548971	Print Legal Ad-IPL01717900 - IPL0171790		\$474.74	2	10 L

Attention: Delilah Crowe

Tarrant County Housing Assistance Office
2100 Circle Dr STE 200
STE 200
Fort Worth, TX 76119-8130

dmcrowe@tarrantcounty.com

PUBLIC HEARING

Tarrant County Housing Assistance Office has developed the Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. The Annual Agency Plan can be viewed on our website at housing.tarrantcountytx.gov. A Public Hearing will be held June 18, 2024, at 10:00a.m. during TARRANT COUNTY COMMISSIONERS COURT, 100 E. Weatherford St., Room 506, Fort Worth, TX 76196. If you have any questions, you may contact our office at (817) 531-7640.
IPL0171790
May 12 2024

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 insertion(s) published on:

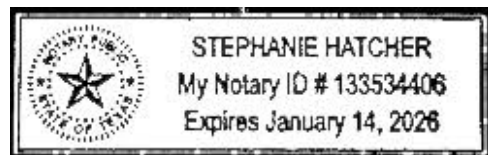
05/12/24

Mary Castro

Sworn to and subscribed before me this 13th day of May
in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

FY 2024 Annual PHA Plan

On Tuesday, June 18, 2024, a Public Hearing will be held in Commissioner's Court, 100 East Weatherford, Fort Worth, TX, at 10am, on the 2024 PHA Annual Agency Plan. Any interested parties may attend.

The purpose of the meeting is to provide an opportunity for the public to voice any comments and ask any questions they may have regarding the content of the 20234PHA Annual Agency Plan.

The Tarrant County Housing Assistance Office Administrative Plan and Annual Agency Plan are always available for public review and inspection by request, at the TCHAO, 2100 Circle Drive, Fort Worth, TX, Monday through Friday, from 9am to 4pm as well as on our website at housing.tarrantcountytx.gov.

Wayne E. Pollard, Jr.
Director

R Williams
2024PHAPlanWebsite