

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

TARRANT COUNTY HOUSING ASSISTANCE OFFICE
Annual Plan for Fiscal Year 2021



Tarrant County Housing Assistance Office
2100 Circle Drive
Fort Worth, Texas 76119
(817) 531-7640
housing.tarrantcounty.com

Wayne E. Pollard, Jr.
Director
(817) 531-7654
wpollard@tarrantcounty.com



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FY 2021 Annual Plan
Tarrant County Housing Assistance Office

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Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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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 high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.			
A.1	PHA Name: <u>Tarrant County Housing Assistance Office</u> PHA Code: <u>TX431</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission			
	<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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>			
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)			
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia
	Lead HA:			
	N/A			

B.	Annual Plan.
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p><u>HOUSING NEEDS AND STRATEGY FOR ADDRESSING HOUSING NEEDS</u></p> <p>1. We implemented HUD Waivers for COVID-19.</p> <p>2. Tarrant County Housing Assistance Office (TCHAO continues to conduct Virtual Inspections.</p>
B.2	<p>New Activities</p> <p>(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 checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>TCHAO) will reserve up to 100 newly awarded vouchers for Project Based Vouchers for new voucher allocations.</p> <p>(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.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>PHA PROGRESS:</p> <ol style="list-style-type: none"> 1. TCHAO continues to improve the marketing plan still under development to attract new landlords. 2. TCHAO is already a High Performer, but we continually strive to improve Customer Service. 3. TCHAO continues our involvement with the Tarrant County Homeless Coalition in order to get more Service Providers involved to allow more assistance for our participants. 4. Due to the improved rental market we are more challenged in getting new landlords to accept Section 8 vouchers. TCHAO is looking for ways to get current landlords more involved including partnering in the development of our marketing plan. 5. TCHAO continues to make improvements in the FSS program to enhance our relationships with social service providers and participants.
<p>B.7</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Overall, there were NO RECOMMENDATIONS from the RAB Meeting – only questions pertaining to their own individual circumstances.</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

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

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

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

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

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

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

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

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

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

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

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

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

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

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

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

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

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

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- 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*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman 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 for the PHA fiscal year beginning 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes 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 2010-25);
 - 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;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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
PHA Name

TX431
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

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 Authorized Official B. Glen Whitley	Title Tarrant County Judge
Signature 	Date July 27, 2021

**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 2/29/2016

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

I, B. GLEN WHITLEY, the Tarrant County Judge
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

TARRANT COUNTY HOUSING ASSISTANCE OFFICE
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Tarrant County, Texas
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

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 in address, analyzed and assessed at least annually in order to
ensure that both departments are pursuing similar goals for the Citizens of Tarrant County.

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	Title
B. GLEN WHITLEY	Tarrant County Judge
Signature 	Date July 27, 2021



TARRANT COUNTY

Housing Assistance Office
2100 Circle Drive - Suite 200
Fort Worth, Texas 76119

Telephone: (817) 531-7641
Fax: (817) 212-3052
TDD/TTY: (817) 531-7686
tarrantcounty.com/ehousing

Wayne Pollard
Director

May 28, 2021

You Are Invited



to attend the Annual

Resident Advisory Board (RAB) meeting

Saturday, June 12, 2021

9:00 AM – 11:00 PM

THIS MEETING WILL BE CONDUCTED **VIRTUALLY** VIA GO TO MEETING!

YOU WILL RECEIVE THE LINK VIA EMAIL BY JUNE 7TH!

All members of the Tarrant County Family 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 virtual meeting is very important.**

The purpose of this meeting is for TCHAO to present to the RAB an overview of the 2020-2021 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 tenants.**

You are one of the few of our program participants that have the opportunity to speak for and represent all of the 2,800+ participants in the Tarrant County HCV program. We hope you take this privilege very seriously by **being present and on time** for this extremely important meeting.

Please RSVP **immediately**, but **BEFORE Wednesday, June 9, 2021** to:

Barbara Whaley, at (817) 531-7653 or BWhaley@tarrantcounty.com;

Sonya Roberts at (817) 531-7650 or scroberts@tarrantcounty.com; (or)

Mechall Patterson, at (817) 531-7643 or mspatterson@tarrantcounty.com,

On behalf of our Director, **Mr. Wayne E. Pollard, Jr.**, we thank you in advance for your attendance and support as this is one of the two (2) **"Required/Mandatory"** meetings all participants **must attend**.

Sincerely,

Rosalind Williams
Assistant Director
Resident Advisory Board Coordinator/Facilitator

RAB Virtual Meeting

Attendance List

6/12/2021

1. Viola D. Harris-Young
2. Shenna Umeh
3. Sharonne Lewis
4. Jasmine Chappell
5. Jasmine Gray
6. LaSheda McLane
7. Jennifer McKnight Phillips
8. Rhonda Pfifer
9. LaYawn Francis
10. Zjovan Ball
11. Grace Collier
12. Mary slusser
13. Verlinda Jackson
14. Marisa Davis
15. Crystal Melton
16. Antonieta Quepons
17. Monette Truevillian
18. Chanel Rose
19. Bridget Morton
20. Javon Coleman
21. Tameka Sanders
22. Lashonda Carey
23. Tasha McCarver
24. Carla Wilson
25. Carol Seymore
26. Michelle Rena Smith
27. Briana Mack
28. Travonna Lide
29. Thomas Scott
30. Angelica Roberts
31. Jacquanna Cook
32. Eboni Parker
33. Loletha Gray
34. Evangula Gentry
35. Michelle Williams
36. Jennifer Flores
37. Abdulla Abdulla
38. Sonethia Banks
39. Sharranica Robinson
40. Yvette Warnell
41. Paulette Smith
42. Lashanti Fox
43. Delmy Jordan
44. Musa Alhassan
45. Tiwana Martin
46. Ciara Adothor
47. Nicole Cortes
48. Sonia Ibarra

Tarrant County Housing Assistance Office
Saturday, June 12, 2021
2100 Circle Drive, via virtual GoToMeeting
Fort Worth, TX 76119

Chaired by: Rosalind Williams
Assistant Director
Tarrant County Housing

Due to COVID-19 this meeting was held virtually by GoToMeeting app. A code will be given to everyone throughout this RAB meeting. There at least 48 program participants in attendance.

The meeting was opened by Ms. Rosalind Williams, promptly at 9:05 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 2021 Agency Plan, most particularly, on any changes we have made to the Administrative Plan. We encouraged their involvement, feedback and provided a question/comment period at the end of the presentation.

Ms. Williams provided a PowerPoint presentation to the participants explaining what a PHA Plan is and the resident's role and responsibility regarding the Annual Plan.

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.

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 2021 PHA Annual Plan.

Ms. Williams notified every one of their right to personally review the 5 Year PHA Plan, FY 2021 Annual Agency Plan, Administrative Plan and the procedures for doing so. An explanation was provided of what an Affirmatively Furthering Fair Housing (AFFH) plan is, what a Consolidated Plan is and their relationship to one another and the Annual Plan.

During this meeting, we again discussed COVID-19 and how it affects housing participants and office changes. There were several changes to the 2021 Admin/Agency Plan.

Five (5) changes made to the Administrative Plan since the RAB met last year. They are as follows with any comments or questions made by the participants:

COVID Change No. 1

OFFICE CLOSED TO PUBLIC: Office is currently opened to the public.

Question. So, can we now come to the office in person?

Answer. Yes. We are now open during regular business hours. We strongly suggest that you continue to use our on-line system to conduct housing business but we are open daily during regular business hours.

Change No. 2

Waives the Mandatory EIV Monitoring Requirements: In processing annuals/interims, HUD allows Housing Authorities to waive EIV monitoring DURING Covid.

Change No. 3

Changes to Scheduled meetings, Annual/Interim Recertifications and Repayments

- Conduct all meetings virtually or by Conference Calls
- Allow family additional time to pay off repayment agreements
- Allow family to enter into a 2nd Repayment Agreement (but they must pay off one of the agreements)
- Waive the requirements of oral briefings
- Allow applicants and participants to self-certify for Income, Assets and other required documents.
- Allow participants to remain out if their unit for more than 180- days

Question. If I forgot to report my income timely, will I be given the opportunity to repay the amount owed to housing?

- *Yes. As long as you pay off any prior repayments.*

Change No. 4

VOUCHER EXTENSIONS

- Allow voucher extensions beyond TCHAO policies

NO QUESTIONS

Change No. 5

INSPECTIONS

TCHAO Policy

- On initial inspection owner can self-certify that the unit has no life-threatening deficiencies
- Allow owners additional 30 days for repairs of non-life-threatening conditions.
- Waive the requirements to allow more than two people in a bedroom.
- Implemented Virtual Annual Inspections.

Question. What if the owner lies about non-life-threatening deficiencies?

Answer: You always have the right to make an official complaint if your does not meet the minimum Housing Quality Standards as required by HUD

Those who were in attendance were very pleased with these new rules.

We also discussed the new Emergency Housing Voucher Program in detail and the requirements to receive a voucher.

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

Ms. Williams promised that all comments would receive consideration.

Fifteen (15) early graduates were introduced by their FSS Coordinator and will receive their escrow checks within the next sixty (60) days.

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

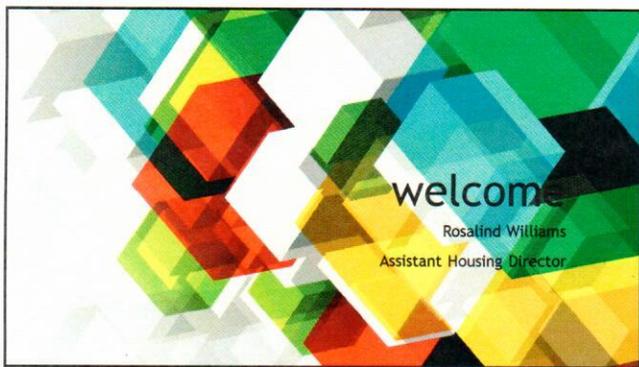
We advised that we hold RAB meetings at least annually and more often if/when necessary.

The question and answer period rolled into the adjournment of the meeting at about 11:15 AM.

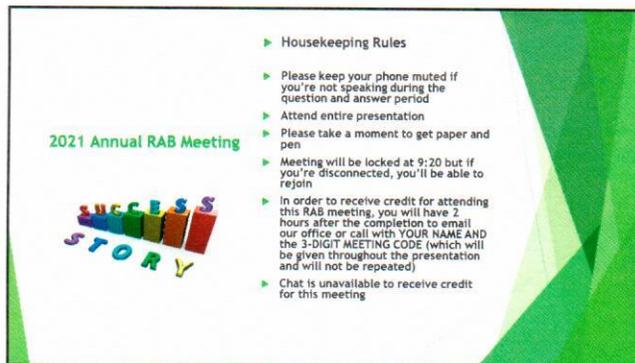
Ms. Williams thanked everyone for their attendance and meeting was adjourned.

Respectfully submitted,

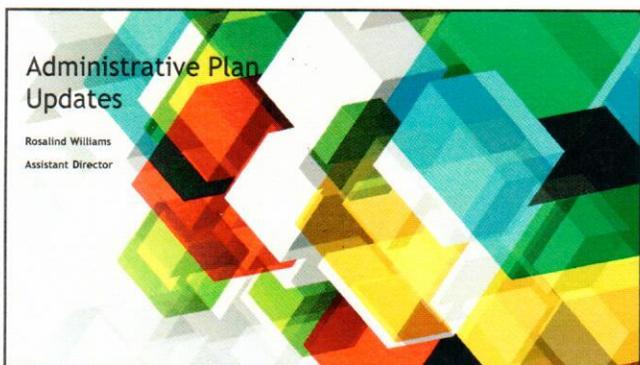
Rosalind Williams
Assistant Director



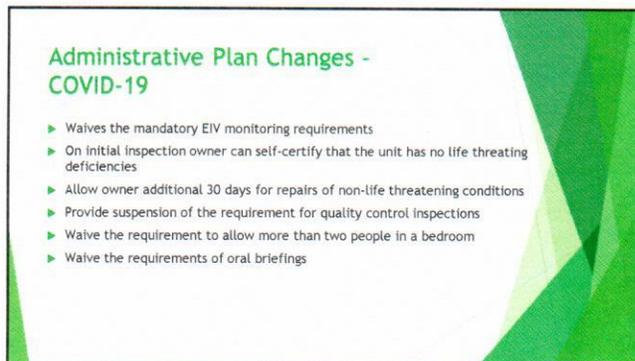
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Admin Plan - COVID-19

- ▶ Allow applicants and participants to self-certify for Income, Assets and other required documents.
- ▶ Allow more time for TCHAO to Execute a Housing Assistance Payment (HAP) Contract
- ▶ Allow participant to remain out of their unit for more than 180 days
- ▶ Allow voucher extension beyond TCHAO policies



5

Administrative Plan - Updates

- ▶ Implement Virtual Inspection - Annuals
- ▶ Conduct all meetings Virtual/Conference Calls
- ▶ Allow family additional time to payoff repayment agreement
- ▶ Allow families to enter into a 2nd Repayment agreement (but they must pay off one of the agreements)
- ▶ New Emergency Homeless Vouchers



6

Emergency Housing Voucher Program

- ▶ Received 85 new voucher
- ▶ We cannot reissue the EHV vouchers after 9/30/22
- ▶ Homeless, Risk of homeless, Fleeing Domestic Violence, sexual assault, stalking, and human trafficking
- ▶ All criminal background rules are waived except lifetime sex offenders
- ▶ Allow incentive pay to owners
- ▶ Assist families with moving, application, all deposits
- ▶ We have to notify our waitlist about the EHV and how to contact TCHC
- ▶ We can purchase bedding, houseware, etc. for the participant
- ▶ We must assist in the housing search
- ▶ Self Certify for any missing documents (BC, SS Card, Income, ID, Assets)
- ▶ Referrals will come from the TCHC or domestic violence community partner

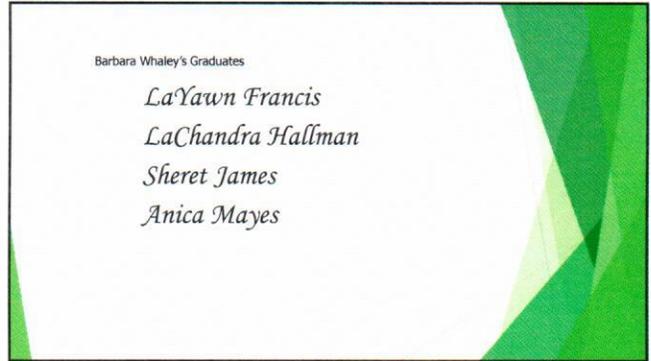
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QUESTIONS

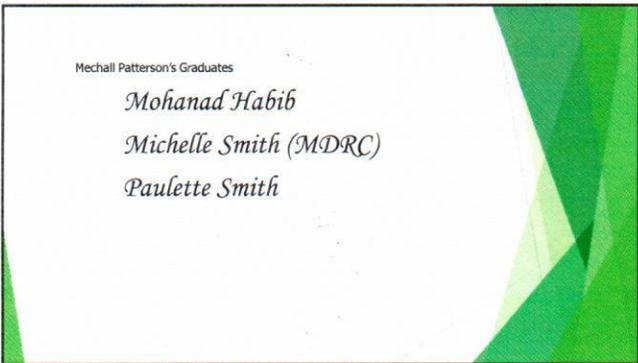
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PUBLIC NOTICE

to all

Program Participants and the General Public

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

2021 ANNUAL PLAN

A Public Hearing will be held on

JULY 20, 2021

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, 2021



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 2021

Habrà una audiencia pública el día

20 DE JULIO DE 2021

**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 2021

FORT WORTH STAR-TELEGRAM

PAID ADVERTISING SUPPLEMENT

SUNDAY JUNE 27 2021

Legals

Legal Notice

Tarrant County Housing Assistance Office has developed the Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. Due to COVID-19 TCHAO is not open to the public, however, the Annual Agency Plan can be viewed on our website at housing.tarrantcounty.com. A Public Hearing will be held July 20, 2021 at 10:00am 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. PFL0030270 Jun 27 2021

FY 2021 Annual PHA Plan

On Tuesday, July 20, 2021, a Public Hearing will be held in Commissioner's Court, 100 East Weatherford, Fort Worth, TX, at 10:00 AM, on the 2021 PHA 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 2021 Annual PHA Plan.

The Tarrant County Housing Assistance Office Administrative Plan and Annual PHA 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.tarrantcounty.com.

Wayne E. Pollard, Jr.
Director

*R Williams
2021PHAPlanWebsite
01 May 2021*