

Housing Authority of the City of Arlington



Five Year Plan for 2005-2009 & FY 2005 Annual Plan

Board of Commissioners

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

-Adopted July 6, 2005-

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

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 that introduced 5-year and annual PHA Plans. The full 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 of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours 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, Federal Housing Administration, 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 there under at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Arlington Housing Authority **PHA Number:** TX433v02

PHA Fiscal Year Beginning: (mm/yyyy) 10/1/2005

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units: 3300
 Number of public housing units:
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government (Public Information Office)
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website (part of City of Arlington website under Neighborhood Services Dept.)
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005- 2009

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The AHA's mission and vision is listed below:

Vision...

The Arlington Housing Authority will be recognized by the community as the leader in providing quality housing assistance for low-income individuals and families in the City of Arlington. We will provide a full range of housing opportunities and solutions to help enable clients to reach their highest potential. We will maintain the public's trust by demonstrating program knowledge, professionalism, integrity, and accountability.

Mission...

The mission of the Arlington Housing Authority is to advocate for and pursue affordable housing opportunities for the maximum number of low-income individuals and families in Arlington by:

- Establishing partnerships with public or private community service providers;
- Effectively communicating with internal and external constituencies;
- Attracting and retaining knowledgeable staff and Board members by supporting professional development and personal opportunities; and
- Maintaining and improving fiscal accountability and operational efficiency.

AHA will serve the community and create an environment in which all citizens may support and participate in achieving the AHA vision.

Core Values...

COMPASSION – Understanding unique client needs;
Seeking to make a difference; treating clients with respect, empathy, and dignity.

COMMITMENT – Helping others with urgency, thoroughness, and dedication, providing flexibility of choices.

CREDIBILITY – Demonstrating honesty, integrity, knowledge, reliability, and fairness while maintaining the highest ethical standards; fostering accountability, excellence, and financial stability and efficiency.

COOPERATION – Developing community partnerships; being open to new ideas; initiating contacts and sharing information with all constituencies.

Strategies

- Maximize integration of public and private services and resources
- Utilize appropriate housing programs to increase client opportunities and choices
- Leverage resources and maintain financial strength
- Emphasize public relations to improve AHA image
- Demonstrate program integrity to earn public trust
- Recognize employee and volunteer contributions

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

The AHA will prepare and submit an application for at least one (1) grant for Special Needs populations each year that the HUD SuperNOFA has available funding.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

The AHA will maintain High Performer status, as measured by SEMAP.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords

- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
 - 1) The AHA will provide mobility counseling in each briefing packet for all new HCV admissions.
 - 2) The AHA will conduct quarterly workshops with participating property owners and prospective voucher landlords.
 - 3) The AHA will apply for Homeownership Coordinator each year pending funding availability to enhance and expand the AHA Homeownership Program.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Foster livable neighborhoods and celebrate diversity. Use the Section 8 Program to expand housing opportunities beyond areas of traditional low-income and minority concentration.

 - 1) The AHA will distribute maps at each briefing session for Section 8 applicants which delineate areas of the City of Arlington with lesser concentrations of poverty.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 - 1) In order to promote self-sufficiency and asset development of AHA families, the AHA will increase the number and percentage of employed persons who are admitted to the Section 8 Program; increase the number of families who become homeowners; and obtain grant funding for FSS Coordinator to focus on participant self-sufficiency (pending availability).

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- 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 provide a suitable living environment for families living in 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:
 - Other: (list below)
 - 1) The AHA will refer all cases of reported housing discrimination to the local HUD office for remediation.
 - 2) The AHA will distribute the HUD publication - *Fair Housing: Its Your Right* booklet to voucher program participants searching for suitable housing.

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	34
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<input type="checkbox"/>	6. Demolition and Disposition	N/A
<input checked="" type="checkbox"/>	7. Homeownership	
<input checked="" type="checkbox"/>	8. Civil Rights Certifications	(included with PHA Certifications of Compliance)
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<input type="checkbox"/>	10. Project-Based Voucher Program	N/A
<input checked="" type="checkbox"/>	11. Supporting Documents Available for Review	
<input type="checkbox"/>	12. FY 20__ Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	N/A
<input type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan	N/A
<input type="checkbox"/>	14. Other (List below, providing name for each item)	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

The Resident Advisory Board (RAB) reviewed the proposed Annual Plan at their meetings on April 26, 2005 and May 2005. The RAB is supportive of the Agency Plan and the activities included in the plan document. The AHA Board of Commissioners conducted a public hearing on July 6, 2005 as required by the Quality Housing and Work Responsibility Act of 1998. Public Notice of the availability of the Agency Plan for review and public comment and scheduled date and time of the Public Hearing was published in the local newspaper in April 2005.

The Arlington Housing Authority's (AHA's) Mission, Vision, and Core Values continue to guide the Agency in the development of the FY2005 Annual Plan and the FY 2005-2009 Five Year Plan. HUD's strategic goals and objectives are reflected in the AHA's strategies, goals and objectives. Key strategies from the AHA's Mission Statement are incorporated into the AHA's Five-Year and Annual Plan as follows:

1- Expand the Availability of Affordable Housing

Since 2000, the AHA has successfully competed for federal grants which provide the following housing assistance payment funds:

• 2000 Shelter Plus Care-	\$ 249,062 (8 vouchers)
• 2001 Shelter Plus Care-	\$ 478,750 (15 vouchers)
• 2001 HOME (TBRA)-	\$ 262,540 (30 vouchers)
• 2002 HOME (TBRA) -	\$ 100,500 (10 vouchers)
• 2001 Supportive Housing -	\$ 368,172 (28 vouchers)
• 2003 Supportive Housing -	\$ 477,504 (28 vouchers)
• <u>2005 SHP Contract Renewal-</u>	<u>\$ 122,724 (28 vouchers)</u>
Total	\$ 2,059,252 (147 vouchers)

The AHA continues to serve 3,300 families through the HUD Housing Choice Voucher Program, which is the largest program administered by the AHA. In 2005, the AHA was awarded 40 opt-out units in Irving, Texas which increased the supply of available Section 8 vouchers from 3,260 units to 3,300 units.

The AHA's 3,300 vouchers include: 2,584 regular vouchers, 176 Preservation Vouchers, 175 Mainstream vouchers, 133 FSS vouchers, 100 Family Unification vouchers, 117 Fair Share Disabled, 15 Temporary Housing Vouchers.

In 2005, the AHA continued in its efforts to expand the supply of affordable housing by preparing and submitting applications for new and continued funding through the following programs that provide funding for housing assistance for homeless persons:

- Application for the Contract Renewal of the 2001 Supportive Housing Program (SHP) Grant. This funding will be used to provide continued housing for 28 participant families for an additional year;
- Application for the renewal of the 2003 SHP Grant operated in partnership with the Arlington Life Shelter; and
- Application for a one year contract renewal of the 2004 SHP Grant;

- Application for a contract extension of its 2000 Shelter Plus Care Grant to continue to maximize available funding;
- Application for funding with the Tarrant County Continuum of Care to provide rental assistance and supportive services to achieve self-sufficiency for 35 homeless families under the Supportive Housing Program (SHP). If funded, this program will operate in partnership with the Arlington Life Shelter, The Women's Shelter, Millwood Clinic, and Tarrant County United Cerebral Palsy. 10 of the participants will be chronically homeless singles and the remaining 25 will be homeless families.

2 – Improve the Quality of Assisted Housing

The AHA strives to improve the quality of assisted housing by:

- improving voucher management (measured by the Section 8 Management Assessment Program (SEMAP) and the HUD Rental Integrity Management (RIM) assessments);
- increasing customer satisfaction; and
- Improving operational efficiency and program effectiveness.

In 2005, the AHA was rated as a "High Performer" on its FY 2004 SEMAP electronic submittal to HUD. The AHA has attained high performer status since 2001.

3 – Increase Assisted Housing Choices and deconcentrate poverty

The AHA Board of Commissioners and staff has attempted to increase assisted housing choices and to deconcentrate poverty by:

- establishing Fair Market Rents at 100% of the 50th percentile of the HUD published Fair Market Rent;
- enhancing the implementation of a Section 8 Homeownership Initiative for FSS participants and leveraging community resources;
- implementing the 2003 Supportive Housing Program Grant to provide rental assistance for 28 homeless families for two years; and
- distributing maps based on the 2000 Census and other briefing materials to clients seeking suitable housing with their housing voucher delineating areas of low poverty and areas of low minority concentration in the city of Arlington and surrounding areas. These maps include information on the top ten employers for Arlington in order to promote economic independence through employment.

4 – Provide an Improved Living Environment

To provide for an improved living environment for our families, the AHA strives to increase property owner participation in the Housing Choice Voucher Program.

- During FY 2005, the AHA continued to utilize the Landlord Advisory Committee which is composed of representatives from Arlington apartment developments. The meetings are

conducted to improve communications, management practices, and to voice concerns regarding program operations. Meetings have been held quarterly with the Committee and AHA.

The AHA also strives maintain the quality of affordable housing by:

- Conducting yearly Housing Quality Standards (HQS) inspections at the time of recertification of all clients, and
- Providing workshops for new participating property owners to help them gain familiarly with their rights and obligations under the HUD Housing Choice Voucher Program.

5 – Promote Self-Sufficiency and Asset Development of Families and Individuals

In FY2005, the AHA received approval of its application for the renewal of the Family Self-Sufficiency (FSS) Grant for two FSS Coordinators. Through this funding resource, the AHA conducted seminars with FSS participants on topics aimed at enhancing family self-sufficiency skills and provided linkage of program participants to partner agencies to help participants become economically self-sufficient. In 2005, six (6) FSS participants graduated from the FSS Program and received their escrow account balances, which averaged \$5,599 each.

The AHA currently leverages the Homeownership Program and the FSS program participants with the Arlington Housing Finance Corporation and Tarrant County Housing Partnership (TCHP) for assistance with closing costs and down payments, and refers program participants to mortgage companies that assist low-income clients. The AHA expands opportunities for homeownership by allowing FSS participants to use their Housing Choice Voucher housing assistance payments towards the required down payment and closing costs. In 2005, one (1) FSS participant became a homeowner through TCHP in a new housing development in Arlington. TCHP is a Community Housing Development Organization (CHDO) funded through the City of Arlington HOME Program.

6 – Ensure Equal Opportunity and Affirmatively Further Fair Housing Objectives:

To assist our families in obtaining housing opportunities, AHA will:

- support AHA client’s right to Fair Housing; and
- continue to contribute to the full realization of fair housing opportunities for all families.

Future Action

In order to achieve our Mission and Vision, the AHA will:

- continue proactive grantsmanship as funding becomes available
- enhance the AHA client’s ability to achieve economic self-sufficiency, asset development and expand affordable housing opportunities, to include Section 8 Homeownership, as funding permits.

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

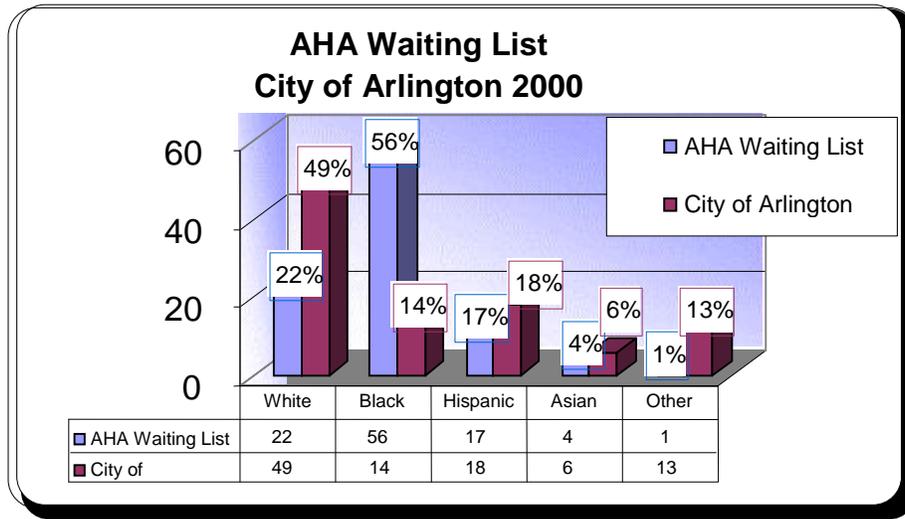
A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
As of 4/25/05	# of families	% of total families	Annual Turnover
Waiting list total	2,604		Approximately 24 months
Extremely low income (<=30% AMI)	2,150	83%	
Very low income (>30% but <=50% AMI)	422	16%	
Low income (>50% but <80% AMI)	12	0%	
Families with children	1,739	67%	
Elderly families	175	7%	
Families with Disabilities	548	21%	
White	561	22%	
Black	1,448	56%	
Hispanic	432	17%	
Asian	113	4%	
Other	50	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,302	50%	
2 BR	986	38%	
3 BR	267	10%	
4 BR	43	2%	
5 +BR	4	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 17 months-since Dec. of 2003			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

As of April 25, 2005, there were 2,604 applicants on AHA's waiting list. Of those on the list, AHA applicants for rental assistance can expect to wait for more than two years before their names reach the top of AHA's waiting list. This waiting period indicates a significant need for safe and decent housing in our community that is affordable to very low-income families and individuals. The family composition of clients on the AHA's waiting list includes the following: 1,739 families with children (67% of total families), 175 elderly families (6.7% of total) and 548 families with disabilities (21% of total). 83% of the families on the waiting list are extremely low income.

Applicants on the AHA's waiting list had a higher concentration of minorities than the overall population of City of Arlington as indicated by the following:



Per BBC Research & Consulting's *Housing Needs Analysis Study*, 83% of the families on the AHA waiting list consist of a female headed household with two children. The average household size was 2.56 members with an average family income of \$8,051 per year. Therefore, most of the AHA's applicant families in 2004 fell below the poverty guidelines for a family of three (\$15,670). In fact, based on an average income of \$8,051, most AHA families on the waiting list were at 51% of the poverty range for a family of three.

2004 HHS Poverty Guidelines

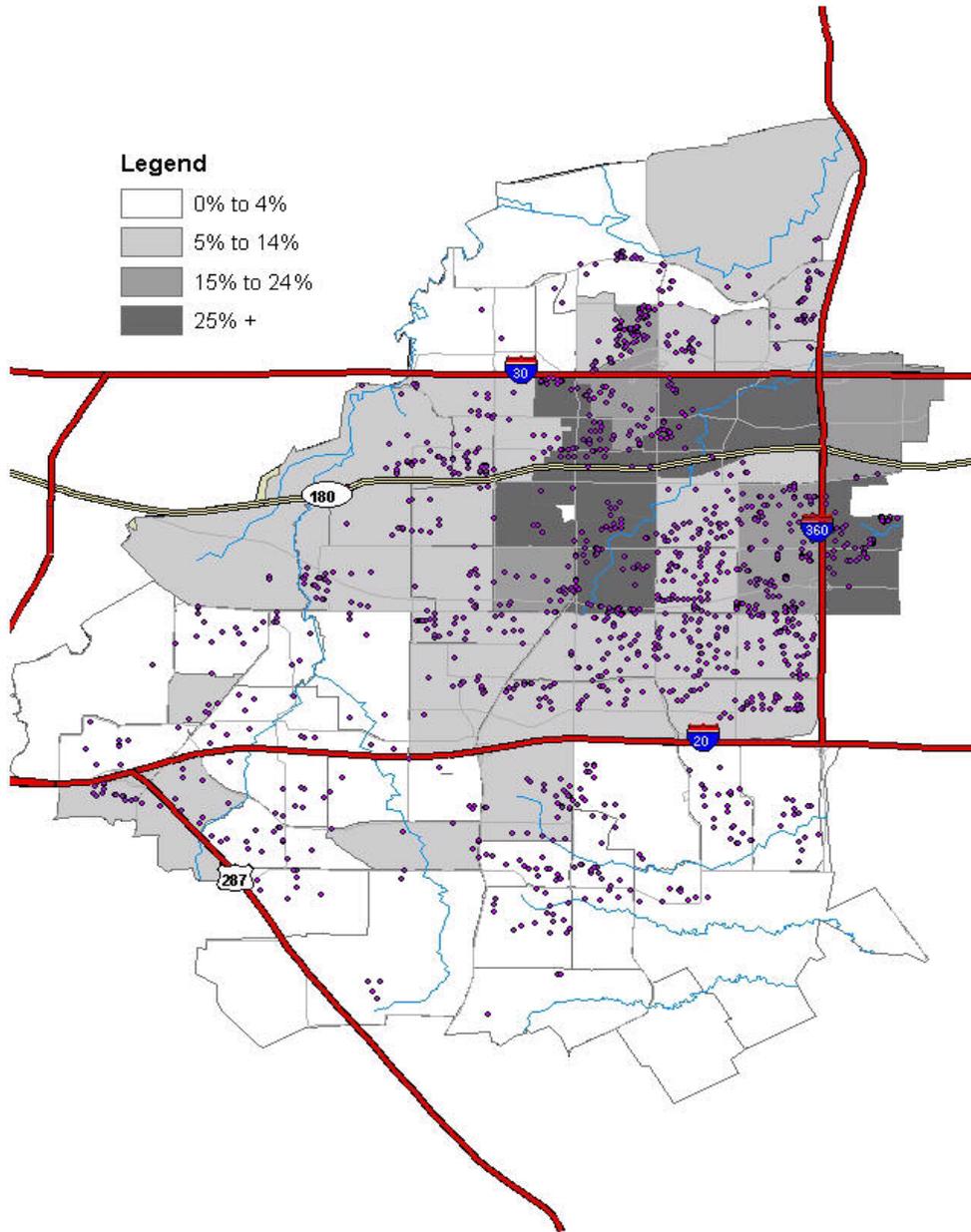
Size of Family Unit	48 Contiguous States and D.C.	Alaska	Hawaii
1	\$ 9,310	\$11,630	\$10,700
2	12,490	15,610	14,360
3	15,670	19,590	18,020
4	18,850	23,570	21,680
5	22,030	27,550	25,340

SOURCE: Federal Register, Vol. 69, No. 30, February 13, 2004, pp. 7336-7338.

In 2004, BBC Research provided the following information about the demographic profile of the AHA's Waiting List:

	Full Waiting List	Percentage	Arlington Only	Percentage
	4888		3375	
Male	810	17%	591	18%
Female	4065	83%	2774	82%
No gender reported	13	0%	10	0%
With disability	947	19%	634	19%
No disability	3910	80%	2717	81%
Not reported	30	1%	23	1%
Family with children	3212	66%	2203	65%
Households with minors	3254	67%	2225	66%
Aver. Number of minors per HH	2.00		1.98	
Average age	35.25		35.65	
19 and under	205	4%	153	5%
20 to 29 years	1875	38%	1253	37%
30 to 39 years	1320	27%	909	27%
40 to 49 years	715	15%	493	15%
50 to 59 years	388	8%	275	8%
60 to 64	127	3%	93	3%
65 and over	247	5%	192	6%
No age reported	11	0%	7	
	4888		3375	
Average family size	2.56		2.54	
Largest family size				
1 member	1328		937	
2 to 3 members	2462		1686	
4 members	639		445	
5 to 6 members	399		271	
7 and over	59		36	
Ethnicity	Black	55%		
	White	24%		
	Hispanic	16%		
	Asian	4%		
	Other	1%		

Location of AHA Applicants on Waiting List and Concentrations of Poverty



Many of the AHA’s applicants tend to live in portions of the City of Arlington with higher than 5% Poverty Concentration as depicted in the above.

Housing Needs for City of Arlington

To estimate the housing needs for the City of Arlington, in 2004 the Arlington Housing Authority (AHA) in partnership with the City of Arlington contracted with BBC Research to complete a Housing Needs Analysis Study that was used to complete both the City’s Consolidated Plan and also the AHA’s Annual Plan. Data contained in this analysis is drawn primarily from this study, but also includes demographic data obtained from the PIC.

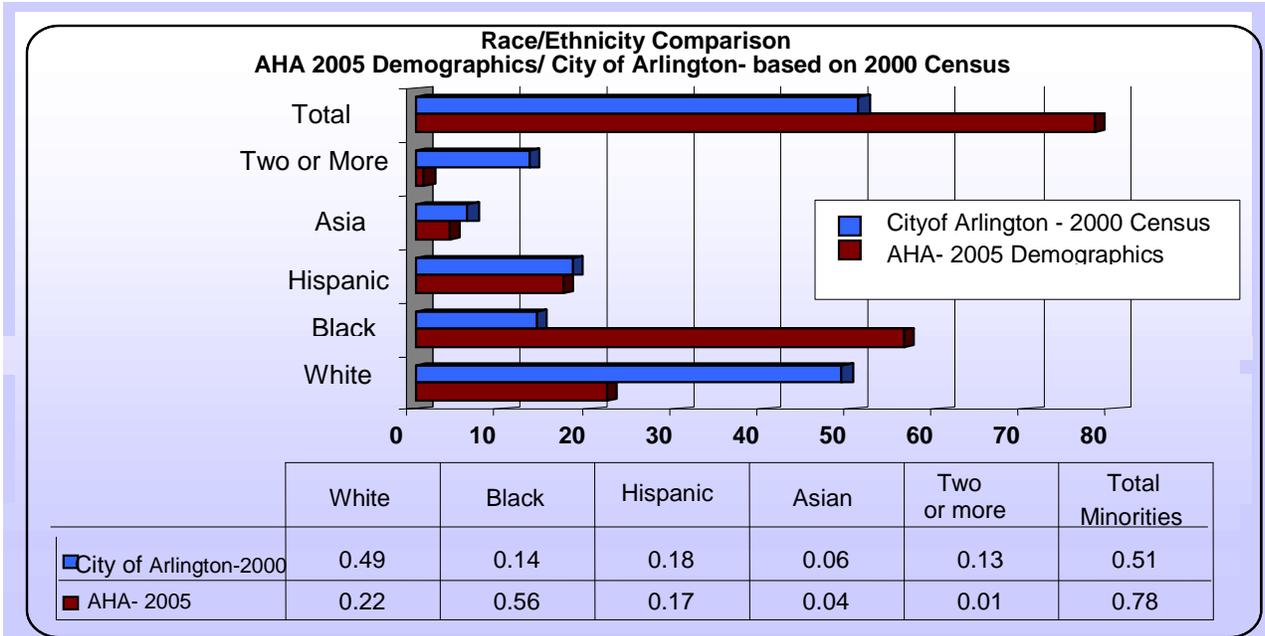
As of March 1, 2005, 3,300 families receive rental assistance through the AHA Section 8 Program. The average annual income for participants in AHA’s Section 8 Program is \$10,515. Based on the 2000 Census data, the median income in Arlington was \$56,080. The median income for AHA residents is approximately 18% of that of the population of the City of Arlington. In 2000, 7.3% of the City’s population fell below the poverty level, while the majority of AHA participants were at the poverty level.

In 1998, the National Priorities Project, a nonprofit advocacy group released a report that calculated the “living wage” in Texas for a family of four (enough money to cover basic costs of housing, food, transportation, health and day care, clothing, telephone and taxes) at \$30,367. Therefore, the current average income of AHA participants is only 34% of what was needed in 1998 to cover the basic costs of housing, food, transportation, health and day care. Without rental assistance, these extremely low-income families would continue to face severe housing needs and dire impact to their overall quality-of-life.

As Arlington has grown, it has also become more racially and ethnically diverse. Per the 2000 Census data, minorities comprised 51% of the population as compared to 26% in 1990.

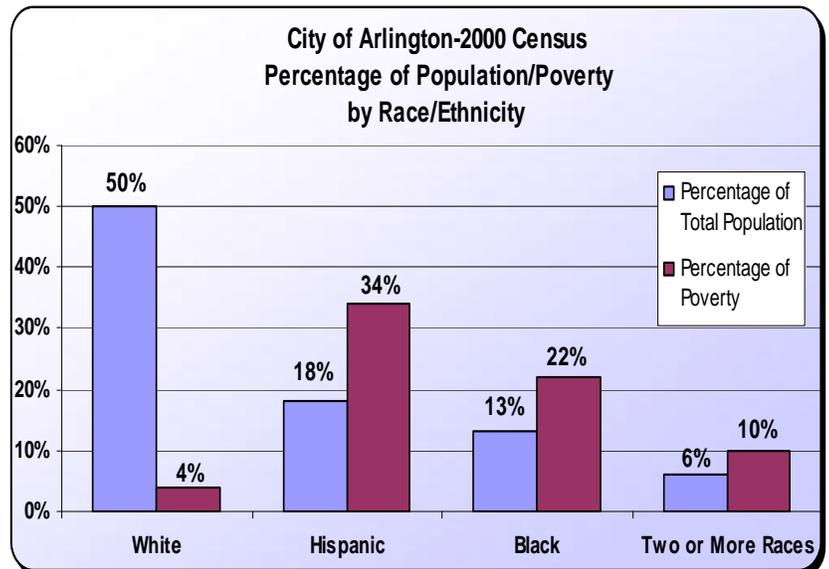
Arlington Demographics	1990 Census	2000 Census	Change
POPULATION	261,721	332,969	71,248
RACE			
White	74%	49%	-25%
Black	8%	14%	6%
Hispanic	9%	18%	9%
American Indian	0%	1%	1%
Asian/Pacific Islander	4%	6%	2%
Two or More	0%	3%	3%
Other	5%	9%	4%

The AHA demographics in 2005 indicate a disproportionate need for rental assistance among minorities. Minorities (Black, Hispanic, Asian and Other) make up 78% of the AHA client population in 2005, compared to 51% of the City of Arlington as a whole in 2000.



The 2000 Census also indicates that minorities in the City of Arlington disproportionately comprise a larger share of those persons at the poverty level as indicated by the following:

This is especially true for the Hispanic population in Arlington who make up 18% of the total population and 34% of the population living in poverty.



According to BBC Research in 2000, approximately 7.3% of Arlington residents were living below the poverty line. Most of these families live in Central/East Arlington (which were also the areas of minority concentration). The issue of housing affordability for low and moderate-income households is of primary importance because that is the group most in need of housing assistance. This group includes persons living below the poverty level as well as workers in retail, the Entertainment District, and service establishments who might not otherwise be able to both live and work in Arlington without a rental subsidy.

There are many challenges to affordable housing in Arlington. Those with poor credit, or those who lack the financial resources to pay the required rental deposits, often live temporarily in extended stay motels at rates that are usually at or above the median rent in Arlington. When expenses exceed available resources, many of these families end up living with relatives or friends, in overcrowded conditions, or at the local shelters.

BBC analyzed demographic data about the households who receive Section 8 housing assistance from the Housing Authority. Their data showed the following:

- Most recipients of Section 8 vouchers are women (88 percent) with an average age of 40.7.
- 11 percent of recipients are elderly.
- The majority of voucher holders have dependent children under the age of 18. The average age of dependents is 14.6.
- The average annual income of voucher holders is slightly more than \$10,000.
- The majority of voucher holders live in two and three-bedroom apartments.
- The proportion of African Americans is larger in both the waiting list applicant pool (55%) and the Arlington Housing Authority’s population of voucher holders (56%).
- An estimated one-fourth of the voucher holders have some type of disability.

Housing Affordability in the City of Arlington

Housing affordability is typically evaluated by assessing the share of household income spent on housing costs. These costs include rent, utilities, and where appropriate, fees such as monthly condominium fees. Households paying over 30 percent of their income for housing are often categorized as “cost burdened”.

BBC indicated that in 2002, about 31% of the city’s renter households were cost burdened and that 18% of the city’s homeowners were cost burdened. As depicted by BBC below, 81% of Extremely Low Income renters are cost burdened, and 70% of those occupying owner-occupied housing are cost burdened.

Housing Cost Burden by HUD Income Categories, 2002

	Income Limit	Renter Occupied		Owner Occupied	
		Total	Percent Burdened	Total	Percent Burdened
Median Family Income (MFI)-HUD	\$61,300				
Extremely low-income (0-30% of MFI)	\$18,390	9,294	81%	3,506	70%
Very low-income (31-50% of MFI)	\$30,650	13,408	49%	5,397	55%
Low-income (51-80% of MFI)	\$49,040	13,916	25%	11,579	31%
Moderate-income (81-100% of MFI)	\$61,300	5,598	1%	8,186	10%
Middle-income (100-120% of MFI)	\$73,560	5,415	0%	8,175	9%
Upper-income (121% or greater of MFI)	\$73,560 +	8,912	0%	26,250	3%
Total		56,543	31%	63,091	18%

Note: Owner-occupied data is from the 2000 Census, and renter-occupied data is from the 2002 American Community Survey

In 2002, per BBC, there were 2,692 rental units affordable to households earning 30 percent or less than the Area Median family Income (AMI). Per the chart below, there is a mismatch in rental housing affordable to persons below 30% of the Area AMI and occupants who have incomes within those categories.

Units of Affordable Housing As Compared to Occupancy by Income Category

	0-30%	31-50%	51-80%	81%
Occupied by:				
0-30% of AMI*	1,523 (57% of 2,692)	7,492	2,175	257
31-50% of AMI	541	7,769	3,193	260
51%-80% of AMI	384	9,396	5,856	559
81-100% of AMI	72	1,929	2,497	342
101-120% of AMI	87	2,339	3,027	415
> 120% of AMI	85	1,639	3,133	849
Units of affordable housing	2,692	30,563	19,882	2,682

- 57% (1,523) of the rental housing stock available to persons below 30% of the AMI is occupied by persons with incomes at that level, which reduces the supply of affordable housing for extremely low income families.

■ 43% (1,169) of the rental housing stock affordable to persons below 30% of the AMI is occupied by persons with incomes above 30% of the AMI which reduces the supply of affordable housing for extremely low income families.

- 541 of these 2,692 units (20%) were occupied by households earning 31 to 50 percent of the median family income;
- 384 of these 2,692 units (14%) units were occupied by households earning between 51 and 80 percent of the median family income.
- The remaining units were occupied by households with incomes above 80% of the area median income.

Rental Housing Stock

Per BBC’s Analysis in 2004, the median income of renters was \$35,484. The median income for AHA client families in 2005 was \$10,515 (or \$876.25 per month). Therefore, a gap of \$24,969 is still evident in comparing AHA participant’s incomes to other Arlington renters the cost to rent a median priced rental unit (\$635 for a two bedroom unit) would equate to 72% of the family’s monthly income. These families would be severely “overburdened” in their monthly housing costs.

Without subsidized housing these families would not have opportunities for personal growth and development, proper nutrition, healthcare and expanded educational opportunities. For some families, their low incomes have lead to homelessness and a need for permanent housing. For families with disabilities, finding a rental unit that is both affordable and accessible can be especially difficult. The

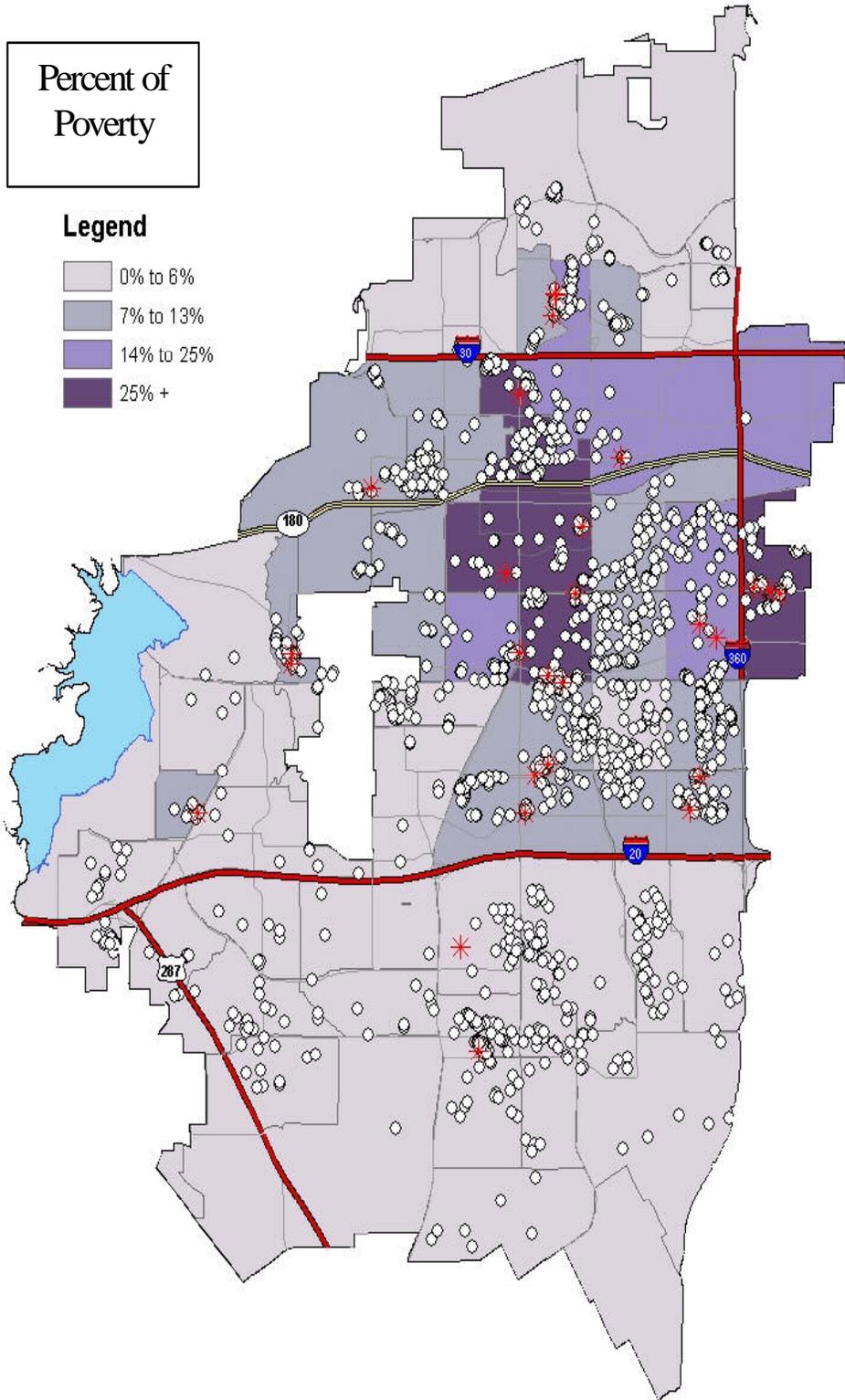
older units in the worst condition tend to be the most affordable.

Also, many of the rental units affordable to the city's lowest income households are occupied by households with higher income, perhaps because of a shortage of units in their price ranges. Additionally, the vast majority of the city's lowest income households (earning less than 30 percent of the median family income) are occupying units that are not affordable to them because of a lack of units in their price ranges.

Per BBC, the vacancy rate for rental property has decreased since 1990, when the vacancy rate was 13.5%. Per the City of Arlington Consolidated Plan for 2005-2010 in 2005, the rental vacancy rate was 3%. Therefore, the supply of rental units has decreased (10.5%).

Section 8 vouchers allow voucher holders to select where they would like to live from a pool of rental units that meet the HQS qualification standards and accept Section 8 vouchers. When rental units are well distributed throughout a city and landlords actively accept Section 8 vouchers, voucher holders can reduce concentrations of poverty and low-income housing. The following exhibit prepared by BBC Research shows the location of the Arlington Housing Authority's voucher holders as of March 2004, overlaid with areas of concentrated poverty in the city, as well as the location of affordable tax credit developments in the city. The map demonstrates that there is some concentration of voucher holders in the east central portions of the city. Overall, however, the location of the voucher holders is fairly dispersed. As shown on the map, voucher holders generally reside in Census Tracts with low to moderate poverty levels. The tax credit developments, on the other hand, are generally located in areas of concentrated poverty.

Exhibit II-12
Location of
Voucher
Holders,
Percent of
Poverty, and
Location
of Tax Credit
Properties



Note: Tax credit properties are indicated with a red star.

Single Family Housing Stock

Units of Affordable Single Family Housing As Compared to Occupancy by Income Category

	0-30%	31-50%	51-80%	81-100%	101-120%	>120%	Total
Affordable to:	2,289	6,066	23,485	13,591	9,963	13,809	69,203
Occupied by:							
0-30% of AMI*	0	942	1,138	82	60	203	2,425
-50% of AMI	0	835	2,409	674	494	760	
51%-80% of AMI	618	1,446	7,048	1,054	773	1,532	
81-100% of AMI	755	883	2,708	1,264	927	912	
101-120% of AMI	916	1,070	3,283	1,532	1,123	1,106	
> 120% of AMI	0	889	6,900	8,984	9,586	9,296	
Total units	2,289	6,066	23,485	13,591	9,963	13,809	69,203

BBC also noted the following:

- Families earning 0-30% of the AMI are occupying 0 of the 2,289 units affordable to families with incomes below 30% of the AMI.
- Families earning 51-80% of the AMI are occupying 618 of the 2,289 total units affordable to families with incomes below 30% of the AMI- 27% of total.
- Families earning 81-100% of the AMI are occupying 755 of the total units affordable to families below 30% of the AMI - 33% of total.
- Families earning >120% of the AMI are occupying 916 of the total units affordable to families below 30% of the AMI- 40% of total.
- 3.5% of the total families (2,425 out of 69,203) are occupying housing affordable to families with incomes above 30% of the AMI.
- Families with incomes below 30% of the AMI were occupying 2,425 (4% of total of 69,203) homes that were affordable to persons with higher incomes.

In 2004, BBC indicated that the median income in Arlington was \$52,634. Per information provided by BBC (indicated in the following table) the maximum rent or mortgage that families meeting HUD's definition of extremely low income in 2004 could afford for rent or mortgage payments was \$460 per month. Per the City of Arlington's 2005-2010 Consolidated Plan, the median household income of owner-occupied households was \$72,258. Since the median income of AHA participants is \$10,515, their income is \$61,743 below the median income of Arlington homeowners. The maximum that extremely low income families (such as Section 8 participants) can afford for single family housing was \$40,359 in 2004 per BBC's analysis.

Housing Affordability by Income Category-2004

	Number of renter households	Affordable or mortgage paymen	Number of owner households	Affordabl house price
Very low-income (31-50% of MFI)	8,678	\$46	3,009	\$40,35
Low-income (51-80% of MFI)	13,618	\$76	5,620	\$67,26
Moderate-income (81-100% of MFI)	14,322	\$1,226	11,213	\$107,62
Middle-income (100-120% of MFI)	5,598	\$1,533	7,237	\$134,53
Upper-income (121% or greater of MFI)	5,415	\$1,839	7,177	\$161,43
Total	56,543		69,203	

BBC Research and Consulting used Census data to forecast the need for affordable housing in Arlington. Per BBC, the number of new households needing housing assistance is expected to be about 2,600 in 2020. Growth is forecast to be in lower-income and higher-income households. This net growth in households at the low and high ends of the income spectrum will exacerbate Arlington’s current shortage of low-income and high-income units. BBC estimated future housing needs as follows:

Estimate of Future Housing Needs, Arlington, 2010	Number of Households in Need
Renter Households	
Extremely low-income	10,000
Very low-income	6,700
Low-income	3,500
Moderate-income	60
Middle-income	0
Upper-income	0
Owner Households	
Extremely low-income	2,500
Very low-income	3,000
Low-income	3,500
Moderate-income	0
Middle-income	0
Upper-income	0
Special Needs	
Elderly	4,200 – 5,000
Small households	3,800 – 4,500
Large households	8,300 – 10,000
Section 8 tenant-based families	7,500
Persons with HIV/AIDS	<500
Persons with disabilities	9,000 – 10,700

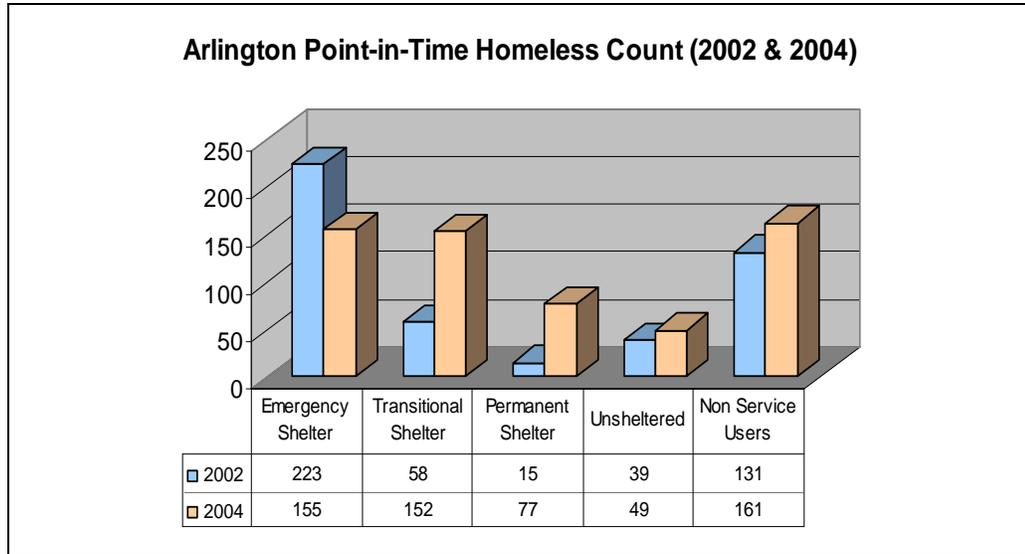
Sources:
 U.S. Census Bureau and BBC

Per BBC, the Census data forecasts estimate a slight decline in the city’s households earning between 51 and 80 percent of MFI between 2000 and 2010, a large decrease in the city’s very low-income households and an increase in extremely low-income households. These income growth forecasts suggest that new housing needs will be almost entirely concentrated in the city’s extremely low-income households, who will be renters. A conservative and worst case scenario estimate of the needs of the city’s lowest-income households shows additional needs for the city’s extremely low-income populations and unchanged needs for the city’s very low-income and low-income populations. BBC suggested that the supply of affordable housing be increased through a number of methods including tax increment financing, mortgage revenue bonds, Fannie Mae, and other federal resources.

Housing Needs of Special Needs Populations

To estimate the future needs of special needs populations, BBC assumed a growth rate of special needs populations that is similar to past growth rates of the number of persons living in poverty in the city, since most special needs populations have extremely low incomes. Per their analysis, affordable housing remains an obstacle for special needs households residing in Arlington.

The following exhibit which was included in the 2005-2010 Consolidated Plan provides the estimated number of homeless individuals who were sheltered and unsheltered in 2002 and 2004.



Note:
 1) Permanent Shelter- refers to services such as the Shelter Plus Care Program, that are longer term than two-year transitional housing.
 2) Unsheltered- includes a mobile population that moves from the street to shelter, shelter to street, and shelter to shelter.
 3) Non-Service Users- are those that do not normally use night shelter, day shelters or other homeless services.

The Tarrant County Homeless Survey which was completed in November of 2004 estimated homeless populations based on 911 interviews with homeless persons, a point-in-time shelter count, and an estimate of unsheltered and non-service users. A comparison of 2002 and 2004 homeless counts indicate that more homeless individuals were assisted on any given day in 2004 with transitional and permanent housing (combined) and fewer in emergency shelters than two years ago.

The 2004 survey reported that there are 1,076 chronically homeless persons in Tarrant County and approximately 70 in Arlington. The survey conducted in 2005 identified over 5,000 homeless persons in Tarrant County on any given night. This change represents a marked increase in homelessness in our community.

HUD defines a chronically homeless person as: *an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more or who has had at least four episodes of homelessness in the past three years.* While the only consistent characteristic of the homeless is the lack of a permanent place to sleep, there are a number of sub-groups that are typically part of the homeless population as follows:

- 1) 39 percent black or African American, 42 percent white, 17 percent other/multiple races, and 2 percent American Indian and Asian. Data from Arlington homeless providers¹ indicates approximately 33 percent of Arlington homeless served are African American, 1 percent Asian, 2 percent other/multiple races, and 64 percent white.
- 2) 11.4 percent of the homeless individuals surveyed were Hispanic.
- 3) 37.5 percent of the Tarrant County homeless population had received treatment for alcohol or drug abuse; however, only 10.2 percent reported current substance abuse treatment. 12.5 percent reported that they were homeless primarily because of substance abuse problems.
- 4) 118 individuals experiencing homelessness in Tarrant County also tested positive for HIV/AIDS (or 13.7 percent of the surveyed homeless population).
- 5) 32 percent of those surveyed (273/856) were currently receiving treatment for mental health problems.

BBC also analyzed persons at risk of homelessness. The analysis identified 7,069 extremely low-income renter households and 1,724 owner households who are paying more than 30 percent of their incomes for housing. These households are likely to find it very difficult to obtain affordable housing and are most at risk at experiencing homelessness.

According to the National Low Income Housing Coalition's 2003, *Out of Reach* study, a minimum wage earner (earning \$5.15 per hour) would have to work 113 hours per week to afford a two-bedroom unit in the Fort Worth/Arlington Primary Metropolitan Statistical Area (PMSA) at the fair market rent. The wage necessary (assuming a 40 hour work week) to afford that same median priced two-bedroom apartment, is \$14.56 per hour. This results in an annual wage of approximately \$30,280. These households may also be at risk for homelessness, according to the BBC Housing Needs Analysis. Therefore, since the majority of AHA families have earnings of \$10,515 per year, they are at risk of homelessness.

Families with persons with disabilities face unique barriers to housing affordability that affects their ability to obtain quality housing at affordable rates. Persons with disabilities who need wheelchair-accessible units in Arlington have a limited pool of apartments and homes from which to choose. Finding a unit that is both accessible and affordable can be especially difficult. Persons living with HIV/AIDS also face obstacles to housing affordability. Approximately 17 percent of people currently living with HIV/AIDS have a persistent mental illness and 5 percent have AIDS-related dementia. Because of the frequent concurrence of substance abuse and mental illness with HIV/AIDS, housing providers are often hesitant to serve this population.

Persons with mental illness who are not able to live independently often live in licensed board and care homes that provide a higher level of supervision and care. However, Arlington does not have any group homes for persons with mental illness, and many residents are forced to seek services in Fort Worth. Persons with severe mental illness also face barriers in the Arlington shelter system because all shelters require persons to be employable, which may not be feasible for some individuals. Millwood hospital in Arlington provides inpatient and outpatient substance abuse treatment. There are no designated facilities located in Arlington that provide ongoing housing for non-homeless individuals with mental illness or substance abuse.

Homeless Inventory

Within the City of Arlington, social and support service provider agencies provide shelter and supportive services for persons experiencing homelessness or who are at risk of homelessness. The table below summarizes the Arlington homeless service shelters and their client populations. The Arlington Housing Authority refers clients to these partner agencies to provide supportive services while the AHA provides transitional housing rental assistance. Other partner agencies providing supportive services include: AIDS Outreach Center, Community Enrichment Center, Millwood Clinic, and United Cerebral Palsy of Tarrant County and MHMR.

Arlington Shelters	Type of Housing	Target Population
The Women's Shelter	Emergency	Single women with children
Arlington Life Shelter	Emergency & Transitional	Families with children & Singles
Salvation Army Arlington	Transitional	Families with children

City of Arlington Strategy to Develop a System to Address Homelessness

The City of Arlington has developed the strategies to address homelessness and the priority needs of homeless persons and families. In general, the City continues to support local service provider efforts to reduce homelessness; participates in the county-wide planning efforts to end chronic homelessness; and addresses the range of needs of homeless individuals and families as identified by the Continuum of Care plan. The City has identified supportive services, transitional housing, permanent housing, and services for chronically homeless as high priority areas to be addressed over the next five years. Participation in the Continuum of Care planning process is also a high priority for Arlington.

- **Outreach/Assessment**
 The City will continue to coordinate with organizations that interface with homeless individuals and support their efforts to serve and refer clients to housing resources.
- **Emergency Shelter**
 The City will continue to support the existing emergency shelters in Arlington and will explore alternative services for individuals who do not meet local shelter requirements.
- **Transitional/Permanent Housing**
 The City will continue to support existing transitional housing programs operated through the Arlington Housing Authority (the Shelter Plus Care and Supportive Housing Programs) and will explore additional permanent housing resources through MHMR, the public housing authorities, Samaritan House, and other resources.

City of Arlington Strategy to Help Prevent Homelessness

Homeless prevention activities in the City of Arlington include a variety of partnerships to address housing, education, employment, health, and other human service needs. The City of Arlington strategy to help prevent homelessness include funding services such as:

- **Emergency Shelter Grant (ESG) prevention funds**
The City will continue to provide rent and utility payments for individuals facing eviction and utility termination through ESG prevention funds.
- **Community Development Block Grant (CDBG funds)**
The City will continue to use CDBG funds for low-income dental care, the Workforce Development Center, employment assistance, transportation assistance, and other supportive services, and to support participation in community-wide planning efforts to end chronic homelessness and to provide a continuum of coordinated homeless services that address community needs.
- **Home Investment Partnership Act (HOME) funds**
The City will continue to make HOME funding available for Tenant-Based Rental Assistance for special needs populations through rental assistance provided by the Arlington Housing Authority.

Arlington Housing Authority Strategy

The Arlington Housing Authority will continue to proactively apply for HUD funding through the Tarrant County Continuum of Care for the **Shelter Plus Care Program** and **Supportive Housing Programs**. These programs are intended to provide transitional and permanent housing options for homeless singles and families. The AHA will also continue to obtain **Tenant Based Rental Assistance** funds through the HOME Program from the City of Arlington to help families with special needs to become self-sufficient while receiving rental assistance. In addition, the AHA will continue to apply for any new vouchers made available under the **Housing Choice Voucher Program** to prevent homelessness for extremely low income families.

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

AHA will seek to expand affordable housing opportunities for eligible families and to expand community partnerships that promote economic self-sufficiency. The AHA's strategy for addressing the housing needs of the poorest in our community involves flexible partnering with local government, nonprofits, property owners, lenders, advocacy groups, various social service providers, and faith-based groups.

Moreover, AHA seeks to utilize HUD funds, AHA services, and community partnerships in a fashion that fosters stable and livable neighborhoods. In addition, the AHA will assess opportunities to leverage private and public resources to expand affordable housing stock for the extremely low-income families in our community.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- 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 (within the AHA's established subsidy standards)
- 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
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- 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.
- Other: (list below)

The AHA will apply for funding for incremental housing vouchers in response to federal Notices of Funding Availability. The AHA will apply for additional fair share vouchers as well as vouchers for persons with special needs and or homeless / transitional housing opportunities. In 2005, the AHA applied for 35 new vouchers under the SHP Program, and renewed the contract for the 2004 SHP Grant that will provide continued assistance for 28 families for an additional year. This will allow these families to complete their program goals under their two year program. The AHA also applied for a contract renewal of its 2000 Shelter Plus Care Grant which is project-based for 8 homeless families at Shadowbrook.

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

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- 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
- Adopt rent policies to support and encourage work
- Other: (list below)

To ensure that AHA is in full compliance with HUD regulatory requirements and the statutory requirement regarding new admissions (“not less than 75% of the families admitted to the PHA’s tenant-based voucher program during the PHA’s fiscal year from the waiting list shall be extremely low-income families”) the AHA Board of Commissioners on April 6, 2005 (in Resolution 05-04) approved a revision to the Administrative Plan that allows the Executive Director to temporarily suspend the working preference if the AHA falls 5% below HUD’s statutory requirement that 75% of new admissions in each fiscal year be at or below 30% of the area median.

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

On April 7, 2004, the Arlington Housing Authority Board of Commissioners approved a preference in admission for working families, which became effective April 8, 2004 (per Resolution 04-05). Elderly and disabled heads of households or spouses were included in the working preference. When an applicant’s name is reached on the AHA Waiting List, his/her eligibility for participation in programs administered by AHA will be verified by the Housing Specialists, according to HUD income and family composition guidelines and preferences prior to issuance of a Housing Choice Voucher. Applicants must meet both the residency preference and the working preference at the time of certification in order to receive a voucher, if there are a sufficient number of applicants meeting both preferences to utilize all available vouchers.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

The AHA’s Working Preference includes the elderly and disabled heads of households and their spouses.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- 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
- Other: (list below)
 - The AHA maintains a preference for persons who live and/or work in Arlington, Texas and a working preference.
 - The AHA sets aside 15% (117) of its 780 Fair Share Vouchers to serve families with disabilities
 - The AHA sets aside 175 of its 3,300 vouchers to serve persons with disabilities. These vouchers had previously been Mainstream vouchers.

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

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

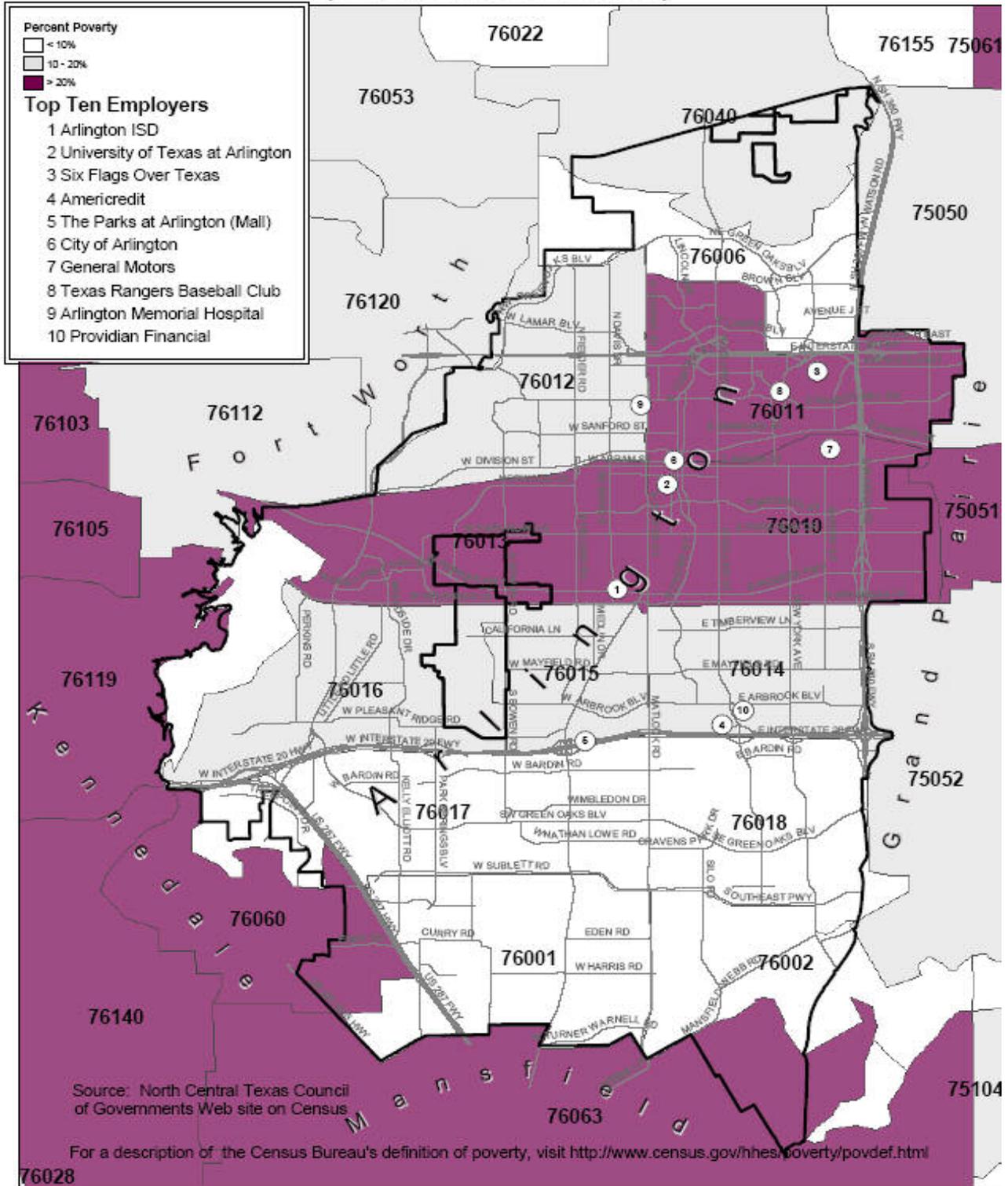
Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- 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 of areas of poverty /minority concentrations
- Other: (list below)

In 2005, the AHA has continued to utilize precise maps, which delineate the concentration of poverty for Arlington and the surrounding communities. These maps are given to new clients porting to the AHA and to new admission clients, as well as to persons applying for assistance.

Income By Zip Code Boundary Arlington and Surrounding Cities (Based on 2000 Census)



Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses (Projected as of March 31, 2005)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000-2005 grants)		
a) Public Housing Operating Fund	- 0 -	
b) Public Housing Capital Fund	- 0 -	
c) HOPE VI Revitalization	- 0 -	
d) HOPE VI Demolition	- 0 -	
e) Mod.Rehab	- 0 -	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	- 0 -	
g) Resident Opportunity and Self-Sufficiency Grants	- 0 -	
h) Community Development Block Grant	- 0 -	
Sources	Planned \$ (as of March 31, 2005)	Planned Uses
i) HOME TBRA 2001 HOME TBRA 2002	44,835 <u>32,408</u> \$ 77,243	Transitional Housing and Special Needs Populations
Other Federal Grants (list below)		
j) 2001 Fair Share (779 Units)	3,017,832	Tenant based Section 8
k) Housing Choice Voucher	8,055,946	Tenant based Section 8
l) Enhanced/Preservation (176 units)	681,820	Tenant based
m) Mainstream (175 units)	67,795	Disabled Tenant based
n) Family Unification (100 units)	387,398	Section 8 Tenant based
o) FSS (133 Units)	515,239	Section 8 Tenant based
p) Temporary Housing (15 units)	<u>58,110</u> \$12,784,140	Section 8
q) 2003 SHP	474,126	Homeless Population
r) 2003 SHP Contract Renewal	563,963	
s) 2004 SHP Contract Renewal	157,106	
t) 2005 SHP	<u>907,049</u> \$ 2,102,244	
u) 2000 Shelter Plus Care (Contract Extension)	169,280	Homeless Population
v) 2001 Shelter Plus Care	<u>304,502</u> 473,782	

Financial Resources: Planned Sources and Uses (Projected as of March 31, 2005)		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$15,437,409	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing - NOT APPLICABLE

B. Section 8

Exemptions: PHAs that do not administer Section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation. The AHA does not have a time limit on criminal and drug activity. AHA considers the circumstances in each case. Criminal background checks are conducted at the initial determination of the participant's eligibility, and at the participant's annual reexamination.
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

In 2003, the AHA began utilizing the State Department of Public Safety to access criminal records.

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes (either directly or through an NCIC-authorized source)?

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

As required by the Conforming Rule (CFR 982.307(b)(2)) the AHA provides the family's current property address, as shown in the AHA's records, and the name and address, if known, of the property owner at the family's current and prior address. The AHA informs owners/agents that AHA has not

screened the family's behavior or suitability for tenancy and that such screening is the responsibility of the owner.

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

The AHA is in the process of developing an Internet-based application process.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:

Extensions are granted to the standard 60-day period when applicants or participants are unable to lease decent and affordable housing despite demonstrable efforts to do so. The Housing Choice Voucher expires at the end of sixty (60) days from the date of issuance unless the family submits a written request to extend their voucher. To request an extension of a voucher, the family is responsible completing the Voucher Extension Request Form stating the reason for an extension. With the approval of a Senior Housing Management Officer the voucher may be extended additional days for extenuating circumstances. Examples of such circumstances include: hospitalization; the family size or special requirements make finding a unit difficult; or a family emergency affecting an immediate family member. The extension is logged on the voucher and in the family's file, and the family is notified in writing.

Special consideration is given to hard to house families who are having difficulty finding suitable housing because of the special needs of a family member with a disability. In some cases, hard to house families and disabled families may be granted an extension by the Senior Housing Management Officers beyond the initial extension. Only in cases approved by the Executive Director will families be allowed more than 120 days to find suitable housing. The extension is logged on the voucher and in the family's file and the family will be notified in writing.

(4) Admissions Preferences

a. Income targeting

Yes No : Does the PHA 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 median area income?

In order to meet HUD's requirement (established by Congress through the QHWRA of 1998) that 30% of new admissions be at or below the area median, in April of 2005, the AHA temporarily suspended the preference for working families. The intent of this action was to admit enough extremely low income

families to meet and comply with HUD's income targeting requirement. Once this admissions income target is reached, the suspension will be lifted and AHA will return to the selection of applicants based on the application of both local preferences (the residency preference and the working preference).

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance (other than date and time of application)? (if no, skip to subcomponent (5))

The AHA Board of Commissioners on September 6, 2000 established a residency preference for persons who live or work in Arlington since there was a sufficient pool of persons meeting these criteria to utilize all vouchers administered by the AHA.

On April 7, 2004, the Arlington Housing Authority Board of Commissioners approved a preference in admission for working families, which became effective April 8, 2004 (per Resolution 04-05). Elderly and disabled heads of households or spouses were included in the working preference.

See: Income targeting above

The AHA also has a preference for graduating participants of authorized transitional housing programs that serve homeless and/or special needs persons.

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

(select all that apply from either former Federal preferences or other preferences)

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability*
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

* Working families include elderly and disabled heads of households or spouses.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner,

- Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 2 Other preference(s) (list below)

Working families which include elderly and disabled heads of households or spouses.

Participants who graduate from authorized transitional housing programs for homeless and/or special needs populations.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

Movement from the AHA Waiting List to actual participation in Section 8 Program and other housing programs (except for special admissions) is based first by the established preferences for persons who live or work in Arlington and second by persons who meet the working preference. Applicants that meet both preferences are placed ahead of applicants that meet only one preference by date and time of initial application. Applicants meeting only one preference will remain on the Waiting List, but will be ordered below those meeting both preferences, by date and time of application.

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements.*

*Should the pool of current applicants not meet the HUD income targeting requirements, the AHA has the discretion to temporarily suspend the working preference.

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose Section 8 Programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies [24 CFR Part 903.7 9 (d)]

**A. Public Housing-
Not Applicable**

B. Section 8 Tenant-Based Assistance

Exemptions: **PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B.** Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR (Set by HUD at the 50th percentile)
 Above 100% but at or below 110% of FMR

FMRs set by HUD at the 100% of the 50th percentile replaced the HUD-approved area rent exception. The AHA continues to allow rent exception payments for disabled persons up to 110% of the FMR in order to enable these persons to find affordable suitable units.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) **Not Applicable**

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
 To increase housing options for families
 Other (list below)

AHA utilizes a HUD-approved rent exceptions for disabled families having difficulty in locating suitable units. They may rent units up to 110% of the FMR with approval.

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Size and quality of leased units is considered in assessment of the adequacy of payment standard.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0-\$25
- \$26-\$50

On April 7, 2004, the AHA Board of Commissioners (per Resolution 04-06) approved increasing the minimum rent from \$25.00 to \$50.00 effective June 1, 2004. "Minimum Rent" refers to minimum total participant payment (TTP) and not a minimum participant rent (TR). For families subject to a utility allowance, the families will be subject to a minimum total participant payment, but could still be entitled to a utility reimbursement if the utility allowance is greater than the TTP. A family must pay the greatest of 30% of monthly-adjusted income, or the AHA minimum rent of \$50.00.

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

The AHA has adopted the hardship exemptions consistent with those contained in the *Housing Choice Voucher Book* (Section 6-8). The AHA must immediately grant exemptions from the minimum rent requirement to any family if the AHA determines that the family is unable to pay the amount due to financial hardship, unless the hardship is temporary. Financial hardship includes the following circumstances:

- The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance.
- The family would be evicted as a result of the imposition of the minimum rent requirement.
- The income of the family has decreased because of changed circumstances, including loss of employment, death in the family and other circumstances determined by the AHA or HUD.
- An exemption may not be provided if the hardship is determined to be temporary.
- Reasonable documentation of the hardship will be requested.
- If the AHA determines that the hardship is temporary, a minimum rent may not be imposed for a period of 90 days from the date of the family's request.
- At the end of the 90-day suspension period, a minimum rent is imposed retroactively to the time of suspension.
- A reasonable repayment agreement will be offered for any minimum rent back payment owed by the family.
- If the AHA determines that the hardship is of long-term duration, the AHA must exempt (retroactively to the date of the family's request for a minimum rent exception) the family from the payment of the minimum rent until the hardship no longer exists.
- The owner cannot evict the family for non-payment of rent on the basis of hardship if the hardship is determined by the AHA or HUD to be temporary during the 90-day period beginning upon the date of the family's request for the exception.
- The AHA must suspend payment of the minimum rent beginning the month following the family's hardship request.
- "Suspension" means that the AHA must not charge the family a minimum rent or, if applicable, discontinue charging the family a minimum rent.
- During the minimum rent suspension period, the family will not be required to pay a minimum rent and the housing assistance payment will be increased accordingly.
- If the AHA determines that there is no long-term hardship covered by the statute, a minimum rent is imposed retroactively to the time of suspension.

- The AHA will notify all affected families as soon as practicable of the right to request minimum rent hardship exceptions.
- The Housing Management Supervisor will approve or disapprove all hardship exemptions.

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

Exempt Section 8 PHA only

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

Exempt Section 8 PHA only

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified))

(2) Program Description

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Family must meet all eligibility requirements of the Section 8 Program and be a member of AHA's Family Self-Sufficiency Program.

- AHA will determine the family's eligibility for the Section 8 Homeownership Assistance Program through briefing and pre-home ownership counseling sessions, review of employment history and credit worthiness.
- Eligible families must attend and satisfactorily complete a homeownership program required by AHA.
- Head of household, co-head or spouse is currently employed on a full-time basis and has been continuously employed during the year before commencement of homeownership assistance. Households where the head of household, co-head or spouse is elderly or a person with a disability are exempt from this employment requirement.
- Annual income of the adult members who will own the home at the commencement of homeownership assistance must be equal to or greater than the federal minimum hourly wage multiplied by 2000 hours. Except in the case of elderly or disabled families, welfare assistance cannot be counted in

determining if the family meets the minimum income requirement. This minimum income requirement is applied to determine initial qualification to purchase a particular home, not as a continuing requirement. Public assistance income is counted in determining income- eligibility and in calculating the amount of the monthly homeownership assistance payment.

- The home being purchased must be the family's principal place of residence.
- Minimum homeownership down payment requirement of at least 3 percent of the purchase price, with at least 1 percent of the purchase price coming from the family's personal resources.
- Family must be a "first-time homebuyer" (assisted family cannot include any person who owned a "present property ownership interest" in the residence of any family member in the past three years) or be a family that owns shares in a cooperative. "First-time homeowner includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse.
- Head-of-household, co-head, or spouse cannot have previously defaulted on a mortgage obtained through the homeownership option.

c. What actions will the PHA undertake to implement the program this year (list)?

The AHA has partnered with mortgage lenders and credit counseling organizations to assist participants in the FSS Program become homeowners. The AHA has also included training pertaining to homeownership in its classes offered for FSS participants. The AHA is in the process of organizing a homebuyer club for interested participants.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

Note: The AHA administers the program directly and partners with credit counseling agencies and mortgage lenders to assist interested participants in obtaining financing. The AHA also leverages assistance with downpayments and closing costs through Tarrant County Housing Partnership and the Arlington Finance Corporation.

- d. Demonstrating that it has other relevant experience (list experience below).

The AHA has had two FSS participants become homeowners and has established linkages with mortgage lenders who are willing to assist low-income clients and with consumer credit counseling services to help improve participants' credit histories.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.

Key strategies from the AHA's Mission Statement were incorporated into the AHA's 2000-2004 Plan. They were:

- Maximizing integration of public and private services and resources
- Utilizing appropriate housing programs to increase participant's opportunities
- Leveraging resources and maintaining financial strength
- Emphasizing public relations to improve the AHA's image
- Demonstrating program integrity to earn public trust
- Recognizing employee and volunteer contributions

AHA's Strategic Goal # 1 – Expand the Availability of Affordable Housing

From 2000-2004, the AHA has successfully competed for federal grants which provide the following housing assistance payment funds:

• 2000 Shelter Plus Care-	\$ 249,062 (8 vouchers)
• 2001 Shelter Plus Care-	\$ 478,750 (15 vouchers)
• 2001 HOME (TBRA)-	\$ 262,540 (30 vouchers)
• 2002 HOME (TBRA) -	\$ 100,500 (10 vouchers)
• 2001 Supportive Housing -	\$ 368,172 (28 vouchers)
• <u>2003 Supportive Housing -</u>	<u>\$ 477,504 (28 vouchers)</u>
Total	\$ 1,936,528 (119 vouchers)

In 2004, the AHA served 3,260 families through the HUD Housing Choice Voucher Program, which is the largest program administered by the AHA.

AHA Strategic Goal # 2 – Improve the Quality of Assisted Housing

The AHA strives to improve the quality of assisted housing by:

- improving voucher management (measured by the Section 8 Management Assessment Program (SEMAP) and the HUD Rental Integrity Management (RIM) assessments);
- increasing customer satisfaction; and
- Improving operational efficiency and program effectiveness.

From 2001-2004, the AHA was rated as a "High Performer" on its SEMAP electronic submittals to HUD. The AHA has attained High Performer status since an on-site confirmatory review in 2002.

AHA Strategic Goal # 3 – Increase Assisted Housing Choices and deconcentrate poverty

In 2000-2004, The AHA Board of Commissioners and staff has attempted to increase assisted housing choices and to deconcentrate poverty by:

- establishing Fair Market Rents at 100% of the 50th percentile of the HUD published Fair Market Rent;
- enhancing the implementation of a Section 8 Homeownership Initiative for FSS participants and leveraging community resources;

- distributing maps based on the 2000 Census and other briefing materials to clients seeking suitable housing with their housing voucher delineating areas of low poverty and areas of low minority concentration in the city of Arlington and surrounding areas. These maps include information on the top ten employers for Arlington in order to promote economic independence through employment.

AHA's Strategic Goal # 4 – Provide an Improved Living Environment

To provide for an improved living environment for our families, the AHA strives to increase property owner participation in the Housing Choice Voucher Program.

- In 2004, the AHA established the Landlord Advisory Committee which is composed of representatives from Arlington apartment developments. The meetings are conducted to improve communications, management practices, and to voice concerns regarding program operations. Meetings have been held quarterly with the Committee and AHA.

In 2000-2004, the AHA maintained the quality of affordable housing by:

- Conducting yearly Housing Quality Standards (HQS) inspections at the time of recertification of all clients, and
- Providing workshops for new participating property owners to help them gain familiarity with their rights and obligations under the HUD Housing Choice Voucher Program.

AHA's Strategic Goal # 5 – Promote Self-Sufficiency and Asset Development of Families and Individuals

In 2000-2004, the AHA approval of its applications for the renewal of the Family Self-Sufficiency (FSS) Grant for two FSS Coordinators. Through this funding resource, the AHA conducted seminars with FSS participants on topics aimed at enhancing family self-sufficiency skills and provided linkage of program participants to partner agencies to help participants become economically self-sufficient.

The AHA leveraged the Homeownership Program and the FSS program participants with the Arlington Housing Finance Corporation and Tarrant County Housing Partnership (TCHP) for assistance with closing costs and down payments, and refers program participants to mortgage companies that assist low-income clients. The AHA expanded opportunities for homeownership by allowing FSS participants to use their Housing Choice Voucher housing assistance payments towards the required down payment and closing costs.

AHA's Strategic Goal # 6 – Ensure Equal Opportunity and Affirmatively Further Fair Housing Objectives:

In 2000-2004, to assist our families in obtaining housing opportunities, AHA:

- supported AHA client's right to Fair Housing; and
- continued to contribute to the full realization of fair housing opportunities for all families.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan

and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

The AHA uses HUD's definition of "substantial deviations" and "significant amendments or modification" as follows:

With respect to the 5-year Plan, Substantial Deviations are those that make a change to the AHA's mission, or goals and objectives to enable the AHA to meet the needs of the families that it serves, or both.

With respect to the Annual Plan, significant amendments or modifications are those that make a substantial and significant changes to information provided by the AHA in its Annual Plan. Further, AHA uses HUD's definition of "substantial deviation" as a change in the AHA's mission or goals or objectives.

Any "significant amendments or modifications" must:

- Be adopted by the Board of Commissioners at an open meeting; and
- Not be implemented until approved by HUD.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, the comments are: (if comments were received, the PHA MUST select one)

- Attached at Attachment (File name)
 Provided below:

The Resident Advisory Board (RAB) members concurred with the Plan's vision, mission, values and strategies in its April 2005 meeting.

- b. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

No action or changes required, as the RAB again expressed their full support of the AHA Plan at their April 2005 meeting.

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Sabrina Young

Method of Selection:

Appointment

The term of appointment is (include the date the term expires):

Date of next term expiration of a governing board members:

	<u>Appointed</u>	<u>Term Expires</u>
Rick Harris-Board Chair	1/1/98	6/30/07 (indefinite re-appointment)
Mary Jean Moloney-Vice Chair	1/1/98	6/30/07 (indefinite re-appointment)
Barbara von der Heydt	6/6/00	6/30/07 (indefinite re-appointment)
Charles Clawson	7/1/04	6/30/06 (indefinite re-appointment)
Sabrina Young, Resident Commissioner.	7/1/05	6/30/07(2-two year terms per state statute)

Election by Residents

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)
Appointed by Mayor and City Council Committee

Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and Section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations
 Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain)

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: City of Arlington

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

1. Increase the Affordability of Homeownership

The City of Arlington 2005 Consolidated Plan identified a mismatch between housing that is affordable to households earning between 51 and 80% of the median family income. They noted that the city's highest income households (earning more than 120% of the median family income) are occupying about two thirds of the units affordable to middle income families and about one-third of the units affordable to low income households. Additionally, the vast majority of the city's lowest income households are occupying units that are not affordable to them because of a lack of units in their price ranges.

- In order to expand the supply of affordable housing for low-income families, in November of 2002, the AHA established a homeownership program for Family Self-sufficiency participants. This program is consistent with the Consolidated Plan's stated needs for additional housing opportunities for persons with incomes below 30% of the area median income who would be cost burdened without such assistance.

To be eligible for assistance, the family must meet all eligibility requirements of the Section 8 Program and be a member of AHA's Family Self-Sufficiency Program. The AHA determines the family's eligibility for the Section 8 Homeownership Assistance Program through briefing and pre-home ownership counseling sessions, review of employment history and credit worthiness. Eligible families must attend and satisfactorily complete a homeownership program required by AHA. The head of household, co-head or spouse must be currently employed on a full-time basis and has been continuously employed during the year before commencement of homeownership assistance. Households where the head of household, co-head or spouse is elderly or a person with a disability are exempt from this employment requirement. Also, the annual income of the adult members who will own the home at the commencement of homeownership assistance must be equal to or greater than the federal minimum hourly wage multiplied by 2000 hours. Except in the case of elderly or disabled families, welfare assistance cannot be counted in determining if the family meets the minimum income requirement.

This minimum income requirement is applied to determine initial qualification to purchase a particular home, not as a continuing requirement. Public assistance income is counted in determining income-eligibility and in calculating the amount of the monthly homeownership assistance payment. The home

being purchased must be the family's principal place of residence.

The minimum homeownership down payment requirement is at least 3 percent of the purchase price, with at least 1 percent of the purchase price coming from the family's personal resources. The family must be a "first-time homebuyer" (assisted family cannot include any person who owned a "present property ownership interest" in the residence of any family member in the past three years) or be a family that owns shares in a cooperative. "First-time homeowner" includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse. Head-of-household, co-head, or spouse cannot have previously defaulted on a mortgage obtained through the homeownership option.

The Homeownership Program assists Family Self-Sufficiency (FSS) participants in becoming homeowners by linking them with mortgage lenders who work with low-income clients in helping them to become homeowners. FSS participants may also use their escrows towards their downpayments. The AHA provides on-site classes on budgeting which help prepare FSS participants in become homeowners and refers FSS participants with the Arlington Housing Finance Corporation to assist them with their closing costs. In 2005, three FSS participants are enrolled in the homeownership program. Since October 1, 2000, 23 additional Section 8 participants have become homeowners. One FSS participant became a homeowner through a city-funded CHDO (Tarrant County Housing Partnership). This participant is using her voucher towards her mortgage payment.

2. Maintain and Improve Existing Housing

The Consolidated Plan notes that approximately 1,210 elderly residents, or 6 percent of the city's elderly population, are likely to live in substandard housing that need rehabilitation. Additionally, seniors also live in homes that need modifications to accommodate their physical disabilities or other mobility limitations. The number of these that are also substandard is not known. It is assumed that many of the seniors needing home repairs or improvements have low incomes and limited ability to make needed changes. Therefore, this program includes emergency repairs as well as repairs needed to structurally improve the condition of the home. As part of this program, the City of Arlington also offers architectural barrier removal for disabled persons.

- The AHA Board of Commissioners, through the Inter-Local Agreement has of the oversight of the Owner-Occupied Housing Rehabilitation Program which is consistent with the needs identified in the Consolidated Plan. Through this program, low and moderate income citizens (including the elderly and disabled) are provided forgivable loans to repair their homes and to correct substandard conditions. The goal is to maintain and improve existing housing stock for residents who cannot afford costly repairs. In 2005, \$1.3 million was devoted to this program.

In 2005, thirty full/moderate rehabilitations were planned along with 30 Emergency ABR jobs. Sixty-five jobs have been completed as of the end of March 2005. The average amount spent per rehabilitation job was \$7,025. 51. AHA maintains an applicant waiting list for this program.

3. Expand the Availability of Affordable Rental Housing.

The City of Arlington 2005-2010 Consolidated Plan (p.43) identified a need to develop more affordable housing for approximately 2,600 new households by 2010. These households will be the city's lowest income households, earning less than \$15,000 per year, and will be renters because of their low incomes. The Consolidated Plan also noted a current gap of nearly 6,000 rental units for extremely low-income households. Many extremely low income individuals are occupying units that are beyond their income means. 31% of the city's renter households were considered to be cost-burdened and spending beyond 30% of their income on housing and related costs.

Percentage of Cost Burdened Households in Arlington in 2004

Gross rent	Household income less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more
Less than \$200	8%	1%	1%	1%	0%	0%	2%
\$200-399	15%	11%	5%	2%	2%	2%	2%
\$400-\$599	45%	52%	43%	30%	21%	14%	15%
\$600-799	22%	25%	38%	43%	39%	32%	22%
\$800-999	6%	8%	11%	17%	25%	27%	25%
\$1000+	3%	3%	3%	7%	13%	25%	34%
Total	100%	100%	100%	100%	100%	100%	100%
Percent of households who are overpaying	77%	36%	3%	0%	0%	0%	0%
Percent of households who might be underpaying	0%	1%	5%	76%	87%	75%	66%

The above table depicts the percentage of families that are considered to be cost burdened at different household income rates. Per BBC, 77% of those with incomes from less than \$10,000 were cost burdened in their rents (or paying more than 30% of their family income towards rent) and 36% of those with incomes from \$10,000-\$19,999 were cost burdened.

Additionally, nearly 6,800 rental units are overcrowded. 3,100 low income households are at risk because they live in older units containing lead-based paint.

Per the 2005-2010 Consolidated Plan, approximately three-quarters of households (76 percent) earning \$35,000 and more are occupying rental units whose rents are lower than what they can afford. The rental units occupied by these households are mostly in the \$400 to \$799 price range. These units are also in demand by lower-income households who are overpaying for housing. Renter households in this and higher income ranges who are underpaying for housing may be doing so because there is a lack of higher end rental housing. Most of these renters earn enough to purchase a single-family home in Arlington. Overpayment occurs when a household occupies a unit that is too expensive for their income category. (These households are cost burdened.) Underpayment occurs when a household is occupying a unit that costs less than what they can afford.

- The AHA partially meets the needs of affordable rental housing identified in the Consolidated Plan through the Section 8 Program, 3,300 families are provided rental assistance which bases their rent on 30% of their adjusted income. In addition, through its TBRA, Shelter Plus Care, and Supportive Housing programs, the AHA also provides affordable rental housing to 119 additional families with special needs. This is consistent with the City of Arlington’s five year priorities and objectives (p. 108) which included plans to serve individuals with special needs (e.g. the elderly, disabled, substance abuse problems, mental illness, and individuals with HIV/AIDS)

Arlington also has housing units assisted through the Low Income Housing Tax Credit Program where units are dedicated for low income persons. In 2004, together with the units subsidized through the AHA’s Section 8 Program there were 3567 units available in Arlington for low income families. The City also has multifamily units that were built with U.S. government subsidies under the 221(d) and Section 236 Programs. These programs offer developers and owners subsidies in exchange for the provision of low-income housing. (e.g. a cap on rents at 30% of tenant’s income). Many of these projects were financed with 40 year mortgages, although owners were given the opportunity to prepay their mortgages

and discontinue the rent caps after 20 years. Per BBC’s analysis 87 affordable housing units in the City are at risk of converting to market rate units from 2004-2007, and 370 will expire between 2011 and 2023. These expiring units represent less than 1% of the City’s total rental units.

4. Expand the Availability of Affordable Housing Stock.

In the *Housing Needs Analysis Study* conducted by BBC Research in 2004, they noted the need for development of affordable owner-occupied housing stock for low and extremely low income households. Housing that is affordable to families earning below 50% of the median family income in 2004 were generally limited to the central and eastern portions of the City. 11% of owner occupied housing stock is occupied by extremely low income and very low income families. Therefore, 89% of the owner occupied units were occupied by moderate, middle, and upper income families.

Per the following, there is a gap of approximately 5,986 rental units and 1,806 owner occupied units available to persons who are extremely low income.

Gap Between Households and Affordable Units, 2002

	Number of renter households	Number of occupied rental units	Gap in rental units	Number of owner households	Number of owner occupied units	Gap in owner units
Extremely low-income (0-30% of MFI)	8,678	2,692	(5,986)	3,009	1,203	(1,806)
Very low-income (31-50% of MFI)	13,618	30,563	16,945	5,620	6,066	446
Low-income (51-80% of MFI)	14,322	19,882	5,560	11,213	23,485	12,272
Moderate-income (81-100% of MFI)	5,598	1,286	(4,312)	7,237	13,591	6,354
Middle-income (100-120% of MFI)	5,415	872	(4,543)	7,177	9,963	2,786
Upper-income (121% or greater of MFI)	8,912	524	(8,387)	34,947	13,809	(21,138)
Total	56,543	55,819		69,203	68,117	

Sources: 2002 U.S. Census Bureau American Community Survey, HUD, and BBC

Per the 2005-2010 Consolidated Plan the majority of homeowners earning less than \$35,000 are overpaying for housing. Many of the households earning \$50,000 and more are occupying housing that is less expensive than they can afford, probably because higher end housing is in limited supply. This housing is also likely to be in demand by households earning lower incomes. BBC noted that the development of higher end single family properties could potentially free up 15,000 single family homes affordable to the City’s lower and moderate income households.

Values of Housing Occupied by Owners, by Household Income Range, 2000

Value	Household income less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more
Less than \$39,999	N/A	0%	0%	3%	5%	0%	0%
\$40,000 to \$49,999	N/A	0%	0%	0%	0%	2%	0%
\$50,000 to \$59,999	N/A	0%	4%	5%	9%	0%	0%
\$60,000 to \$69,999	N/A	41%	13%	7%	5%	0%	3%
\$70,000 to \$79,999	N/A	38%	10%	19%	4%	2%	2%
\$80,000 to \$89,999	N/A	0%	19%	16%	18%	9%	8%
\$90,000 to \$99,999	N/A	11%	9%	17%	9%	10%	3%
\$100,000 to \$199,999	N/A	11%	34%	20%	46%	71%	61%
\$200,000 to \$299,999	N/A	0%	7%	10%	1%	7%	20%
\$300,000 to \$499,999	N/A	0%	4%	3%	1%	0%	3%
\$500,000 or more	N/A	0%	0%	0%	0%	0%	0%
Total	N/A	100%	100%	100%	100%	100%	100%
Percent of households who are overpaying	N/A	100%	73%	33%	3%	0%	0%
Percent of households who might be underpaying	N/A	0%	0%	16%	51%	22%	77%

Low income families owning their homes were cost-burdened as indicated by the above. 41% of extremely low income families (with incomes \$10,000 to \$19,000) occupied homes valued between \$60,000-69,000 and 38% of those occupied homes between \$70,000 and \$79,999. Per BBC’s analysis 100% of these families were overpaying and could afford homes only around \$40,000.

BBC recommended that development and revitalization efforts and should be undertaken with the assistance with economic tools provided Multi-family and Mortgage Revenue Bonds, grants from Fannie Mae, and governmental sources. In 2005, \$228,847 in City HOME funds are set aside for Community Housing Development Organization (CHDO) projects to expand the supply of affordable housing in Arlington.

- The AHA partially meets the need for affordable housing identified in the Consolidated Plan for persons below 30% of the Area Median Income through its Homeownership Program. FSS participants who complete the Homeownership Program may use their vouchers toward their mortgage payments or down payment.

5. Utilize Available Funding Sources to Support Community Efforts in Reducing Homelessness.

The Consolidated Plan (p.79) estimated the needs for homeless populations based on surveys completed in 2002 and 2004.

- The AHA current and planned activities are consistent with the needs identified in the Consolidated Plan to reduce homelessness by proactively expanding the supply of affordable housing for homeless single persons and families. The AHA submits its application for funding of the S+C and SHP programs through a community wide application process headed by the Tarrant County Continuum of Care. In 2005, the AHA administered two Shelter Plus Care Grants and two Supportive Housing Grants that provided transitional housing coupled with case management aimed at self-sufficiency for 79 homeless families and singles.

- In 2005, the AHA administered a 2003 Supportive Housing Program Grant in conjunction with the Arlington Life Shelter and HUD to serve 28 homeless families in becoming self-sufficient. The AHA also operated another Supportive Housing Grant for 28 homeless families with The Women's Shelter, the Arlington Life Shelter, and. The AHA also operates two Shelter Plus Care Grants. One is project based at Shadowbrook Apartments and serves 8 families. The other is tenant based and serves 15 homeless singles and families. Partner agencies (Tarrant County MHMR and AIDS Outreach Center) provide case management to help increase residential stability.
- In 2005, the AHA applied to HUD for a new SHP Grant that would serve 10 chronically-homeless singles and 25 families. Partner agencies include the Arlington Life Shelter, The Women's Shelter, Community Enrichment Center and Millwood Clinic and United Cerebral Palsy.

The City of Arlington also provides Emergency Shelter Grant Program funds to support shelters serving the homeless. These funds are used for prevention, operation, maintenance and essential services. CDBG funds provide dental services, transportation, and childcare services for shelter residents to promote residential stability.

6. Maintain Adequate Supply of Transitional Housing.

The Consolidated Plan (p.108) identified a need for transitional housing to serve individuals with special needs such as the elderly, disabled, substance abuse problems, mental illness, and individuals with HIV/AIDS.

- In 2005, the AHA continued meet the identified needs for maintaining adequate transitional housing through two HOME –Tenant Based Rental Assistance Grants for special needs and disabled persons which serve a total of 40 families needing transitional housing while endeavoring to become self-sufficient. At the same time that they receive rental assistance from the AHA, these special needs participants receive case-management from partner agencies.

7. Provide Supportive Services to Facilitate Self-Sufficiency among the Homeless.

- The AHA helps address the needs in the Consolidated Plan to help facilitate self-sufficiency among the homeless through operation of two HUD funded Shelter Plus Care and two Supportive Housing Program grants originating from the McKinney-Vento Homeless Assistance Act of 1987. These grants serve homeless singles and families who include victims of domestic violence, persons with mental health disabilities and with HIV/AIDS in stabilizing their lives though a combination of case management provided by partner agencies and rental assistance provided by the AHA.
- One of the Shelter Plus Care Grants is project-Based at Shadowbrook and serves 8 homeless families and singles. The other grant is tenant-based and serves 15 homeless singles and families. The Shelter Plus Care Grants assist homeless singles and families that have been referred through partner agencies (Tarrant County MHMR and AIDS Outreach Center) and through the shelters. The SHP program enhances residential stability, and helps participants develop the capabilities for greater self-determination and increased income.
- In FY2005, the AHA received \$563,963 in SHP funds to provide 28 individuals/families referred by the Arlington Life Shelter with transitional housing. The SHP Grant has planned service component, which requires the client to establish performance measures. The shelters must monitor clients' progress on an ongoing basis. Arlington Life Shelter also received SHP funds to provide case management to participants under a separate grant. The AHA is also

administering the 2001 SHP grant which serves an additional 28 homeless persons. Partner agencies provide supportive services to enable participants to become self-sufficient after a period of time.

- These programs have a planned service component provided by partner agencies. Partner agencies monitor participant progress on a monthly basis and report on their progress in meeting their goals towards self-sufficiency. Partner agencies are reimbursed for a portion of their case management services from grant funds. They also provide matching funds as required by the grants.

8. **Develop Programs and Services for Special Needs Citizens.**

One of the five-year priorities and objectives of the 2005-2010 Consolidated Plan is to serve individuals with special needs (e.g. elderly, disabled, substance abuse problems, mental illness, and individuals with HIV/AIDS).

- In 2005, the AHA helped to meet the needs of this population by operating six grants for special needs clients (2 TBRA Grants, 2 Supportive Housing Program, and 2 Shelter Plus Care Grants as part of McKinney –Vento Homeless Act designed to provide supportive housing and services to persons experiencing homelessness who have special needs). Five of them were operated in conjunction with the City of Arlington, and one was operated under direct contract with HUD. Through these grants 89 persons with special needs are assisted.
- The AHA also applied for contract renewals of its Supportive Housing Grants which each serve 28 homeless families. The AHA also prepared a Technical Submission for a contract renewal of the AHA's 2001 Supportive Housing Grant which serves 28 homeless persons and applied for a contract extension of its 2000 Shelter Plus Care Grant.

Other: (list below)

An Arlington Housing Needs Analysis, prepared for the AHA and the City, was submitted 2004 by BBC Research & Consulting.

(4) (Reserved)

Use this section to provide any additional information requested by HUD

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Not Applicable	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
Not Applicable	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Not Applicable	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Not Applicable	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Not Applicable	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
Not Applicable	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
Not Applicable	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	and Maintenance
Not Applicable	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
Not Applicable	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Not Applicable	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
Not Applicable	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
Not Applicable	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
Not Applicable	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
Not Applicable	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
Not Applicable	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
Not Applicable	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
Not Applicable	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section XI of the Section 8 Administrative Plan)	Annual Plan: Homeownership
Not Applicable	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X On File	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
Not Applicable	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
Not Applicable	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
Not Applicable	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
Not Applicable	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
Not Applicable	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and	Joint PHA Plan for Consortia

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	available for inspection	
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

13. Capital Fund Program Five-Year Action Plan

-Not Applicable-

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

