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2010 Annual Plan

Tarrant County Housing Assistance Office

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ATTACHMENT TO 2010 ANNUAL PHA PLAN



Tarrant County Housing Assistance Office

6.0 PHA PLAN UPDATE

(a) Identify all PHA Plan elements that have been revised by TCHAO since it's last Annual Plan Submission (2009).

Tarrant County Housing Assistance Office (TCHAO) certifies that the following five (5) PHA Plan Elements have been properly revised and approved by the Commissioner's Court since the submission of the last (2009) PHA Plan, the details and specifics of which are found in the TCHAO Administrative Plan submitted to HUD in December, 2009.

TCHAO further certifies Notice (in English and Spanish) is conspicuously posted in the Main Entrance to it's offices at 2100 Circle Drive, Fort Worth, TX, that it's Administrative Plan and 2010 Annual PHA Plan are available for review by the public Monday through Friday during regular business hours. Additionally, Public Notice regarding the TCHAO Annual Plan is posted on the TCHAO website at www.tarrantcounty.com/ehousing.

The five elements are identified on the form HUD-50075 as follows:

- 1. Homeownership Addendum**
- 2. Update of Local Preferences for Katrina/Rita Vouchers**
- 3. Revised Procedures for Opening and Closing the Wait List**
- 4. How Annual Re-examinations may be conducted for elderly and persons with disabilities**
- 5. Update changes in family subsidy and family composition**

ATTACHMENT TO 2010 ANNUAL PHA PLAN



Tarrant County Housing Assistance Office (TCHAO)

9.0 HOUSING NEEDS

Based on information provided by the latest U. S. Census data, applicable Consolidated Plan, information provided by HUD, and other generally available and acceptable data, Tarrant County Housing Assistance Office (TCHAO) has made a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by TCHAO, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the Housing Choice Voucher (HCV) tenant-based assistance waiting list.

As required, the identification of housing needs address all specified issues of affordability, supply, quality, accessibility, size of units, and location.

Based upon the allocation of vouchers received by TCHAO, we have been successful in meeting the housing needs of as many individuals and families as our resources permit.

The Consolidated Plan of Tarrant County supports the PHA Plan of TCHAO with the following actions and commitments:

- Housing rehabilitation to preserve affordable housing for low-income homeowners.
- Housing acquisition and rehabilitation to preserve and increase the supply decent, safe, and affordable rental housing, particularly for seniors and single-parent families.
- Tenant-based rental assistance for special needs populations.

- Acquisition, rehabilitation, and new construction for special needs populations.

TCHAO has consulted with the Office of Community Development regarding The Consolidated Plan during the development of this Five (5) Year and Annual Agency Plan. The agency ensures that the Housing Needs of families in the jurisdiction are the needs expressed in The Consolidated Plan. TCHAO further ensures that all activities to be undertaken in the coming five (5) years will be consistent with the initiatives contained in The Consolidated, e.g.:

- Expand the Housing Voucher Program
- Increase the number and percentage of employed persons in assisted families
- Maintain or increase Housing Choice Voucher lease-up rates by marketing the program to owners, particularly those outside areas of minority and poverty concentration.

In 2000, 150,488 Tarrant County residents, 10.6 percent of the population, lived below the poverty line. Of this number, 8.7% of persons over the age of 65 had incomes below the poverty level. 56,861 children under the age of 18 also lived in poverty.

The most vulnerable of all families are those headed by females. In 2000, 14,236 families headed by single mothers lived in poverty. Eight (8%) percent of all families and 11.3% of families with children had incomes below the poverty level.

Fair Market Rents for more than one bedroom apartments have been reduced in response to the slowing apartment rental market.

Over 40,000 single family dwellings have been built in Tarrant County since 1999. Tarrant County has an approximate total of 608,000 housing units, nearly 9% of which are vacant. Of the total housing units, 69% are single unit structures, 29% are multi-unit, multifamily structures, and 3% are mobile homes.

The following charts focus on the approximate number of families with housing needs within the Tarrant County jurisdiction and are broken down by various income, ethnic and other characteristics. By comparison with the previous plan, it is easy to see that the need is as great as it has always been despite the vast inroads that have been made in increasing availability largely due to the tremendous population growth.

Housing Needs of Families in the Jurisdiction
Served by Tarrant County Housing Assistance Office

Based upon the information contained in The Consolidated Plan and other available data, we have provided the estimated number of renter families that have housing needs within our jurisdiction.

In columns 3 to 8 we have rated, on a scale of 1 to 5 (5 being severe and 1 being none) the impact of each factor on the housing needs for each family type.

Housing Needs of Families in the Jurisdiction by Family Type							
1 Family Type	2 Overall	3 Afford- ability	4 Supply	5 Quality	6 Access- ibility	7 Size	8 Loca- tion
Income < 30% of AMI	13,045	5	5	5	5	5	5
Income >30% but <50% of AMI	15,503	5	5	5	5	5	5
Income >50% but <80% of AMI	31,613	4	4	4	4	4	4
Elderly	11,095	5	5	5	5	5	5
Families with Disabilities	916	5	5	5	5	5	5
White (Non-Hispanic)	14,053	3	3	3	3	3	3
Black (Non Hispanic)	19,490	5	5	5	5	5	5
Hispanic	44,203	5	5	5	5	5	5

**Housing Needs of Families on the
Housing Choice Voucher Waiting List**

The Tarrant County Housing Assistance Office Waiting List has been closed since 2006, but recently opened on February 1, 2010 through February 7, 2010. During this one week period 11,543 pre-applications were received. Based upon this number of pre-applicants it will probably take at least 5-6 years to serve these families. Therefore, we do not anticipate that the Waiting List will open again until possibly 2015.

<u>Housing Needs of Families on the Waiting List*</u>			
	<u># of Families</u>	<u>% of Total Families</u>	<u>Annual Turnover</u>
Waiting List Total	11,543		1500
Extremely Low Income <30% AMI	9,003	78%	
Very low income (.30% but <50% AMI)	2,655	23%	
Low income (.50% but <80% AMI)	0	0	
Families with children	9,465	82%	
Elderly Families	808	7%	
Families with Disabilities	1,962	17%	
White (Non-Hispanic)	1,039	9%	
Black (Non Hispanic)	7,041	61%	
White (Hispanic)	3,117	27%	
Black (Hispanic & other)	346	3%	

*** = All numbers are approximated at this time because the final statistical data has not been received, as yet, from our software provider.**

ATTACHMENT TO 2010 ANNUAL PLAN



Tarrant County Housing Assistance Office (TCHAO)

10. ADDITIONAL INFORMATION

a. Progress in Meeting Mission and Goals.

Provide a brief statement of TCHAO's progress in meeting the mission and goals described in the 5 Year Plan.

All goals and objectives of the five (5) year period ahead are diligently and constantly addressed with a commitment to minimally achieve each of them over the next five years, but to also improve in every area. Dedication on the part of managers and staff will help to assure attainment of these goals.

TCHAO's mission for serving the needs of low-income, very low-income, and extremely low-income families; expanding opportunities for affordable housing, promoting self-sufficiency and homeownership within it's jurisdiction is stronger than ever.

All activities are carried out within strict compliance with all federal, state, county, local and fair housing laws.

PROGRESS STATEMENTS

Expanding Assisted Housing Supply

Tarrant County Housing Assistance Office (TCHAO) is meeting it's goal to apply, whenever possible, for additional Housing Choice Vouchers.

In 2009 TCHAO was awarded 257 additional Housing Choice Vouchers (HCVs) to serve Katrina families. Also, in 2010, TCHAO applied for HCVs in

the Family Unification Program, and TCHAO submitted it's application to HUD for the maximum number of vouchers allowed, which is one hundred (100).

TCHAO strives to assist extremely low and low income families and individuals in meeting the overwhelming demand for affordable housing. This will be done primarily through the utilization of the Housing Choice Voucher Program.

TCHAO shall continue to expanding this goal through it's interest in pursuing all appropriate, applicable and eligible avenues to assist in the administration and delivery of affordable housing.

Voucher Management

Tarrant County Housing Assistance Office (TCHAO) met it's goal in improving voucher management by continuing to maintain a High Performer SEMAP rating.

TCHAO established and maintains stringent Quality Control, monitoring and self-evaluation systems on a "year-round" basis, primarily but not exclusively through "*Diamond*" software designed to thoroughly, efficiently and effectively audit agency files from information downloaded from PIC. TCHAO places strong emphasis on professional development of it's staff and provides continual in-house and external training opportunities for all staff on an annual basis which serves to improve the delivery of services to applicants and families assisted in the program.

Customer Service

Tarrant County Housing Assistance Office (TCHAO) has conducted Surveys among its client and customer base. These surveys are conducted periodically to ensure that customers receive the excellent service they are entitled to.

The agency Quarterly Newsletter and website both provide immediate access to information and save time and money for both the customer and the agency. Customer response is overwhelmingly positive.

Improved Management Functions

Some of the areas where we have concentrated on and made improvement are in the following:

- a. Fair Housing and Reasonable Accommodations
- b. Housing Choice Voucher Occupancy
- c. Housing Choice Voucher Leasing

d. Housing Quality Standard Inspections

TCHAO addresses each of the four areas in all briefing sessions of applicants, program participants and landlords and to provide at least annual training in these areas to staff.

Outreach

Landlord briefings are conducted on the first Monday of each month (unless it falls on a holiday). Landlord briefings are attended by as many as 20-30 property owners or managers per briefing.

"**Go Section 8**" is a new software program TCHAO implemented in 2009 to ensure that our goals are met. Go Section provides an opportunity for landlords to list their vacancies on line allowing program participants to access available units easier and faster.

Agency strategy and goals continues to include the search, creation and establishment of a deeper and greater exploration of ways to conduct even more expansion of our landlord database as ever-increasing means to increase assisted housing choices for low, very low and extremely low-income families.

Marketing and outreach strategies include, monthly meetings, briefings, seminars, direct mail, email, telephone and personal contact by TCHAO staff and personnel, participation in the Tarrant County Apartment Association activities and other community based organizations comprised of private property and apartment owners and managers. These efforts are monitored for effectiveness and if/when necessary, adjusted accordingly.

Increased Choices

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive and the amount of rent paid by program participants. TCHAO permits the highest possible amount to allow families a reasonable selection of housing units that are decent, safe and affordable in a range of neighborhoods within the agency's jurisdiction.

All payment standard amounts are within the basic range. Whenever the FMR increases or decreases, TCHAO ensures that its payment standard amounts remain within the basic range, yet permit any fair increase allowable to all program participants. We are currently at 100%.

Special measures are taken to ensure access to affordable units outside the areas of minority and poverty concentration, notwithstanding a family's income or required unit size.

Promoting Self-Sufficiency

TCHAO has a very active and successful Family Self-Sufficiency (FSS) program. The program is comprised of 77 mandatory slots and 13 voluntary slots, for a total of 90 families in the program. Of the 90 families in the program 72% (64 families) are employed. While overall unemployment rises, we have been able to stabilize this percentage which remains the same as it was one ago.

TCHAO works with staff and families to encourage them to fully attain their goals so that escrow deposits will not be lost and families will be closer to realizing their dreams.

Increasing Independence

TCHAO constantly seeks through partnerships and all means possible to provide necessary and needed supportive services to increase independence for the elderly and families with disabilities. We regularly meet with various support groups, and advocacy groups to develop new partnerships that will assist us with ways to enhance and increase independence for the elderly and families with disabilities.

Fair Housing

TCHAO certifies that it carries out all programs and activities of the agency in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act of 1968, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, and Affirmatively furthers Fair Housing.

TCHAO recruits applicants, participants and landlords without regard to race, color, religion, sex, age, national origin, familiar status, disability, or language. Non-discriminatory practices are ensured along with fair and equal housing opportunities for all. In an ongoing effort to provide services and activities on a nondiscriminatory basis and to affirmatively further fair housing, TCHAO certifies that it vigorously implements, enforces and is in compliance with all applicable fair housing and other federal, state and local laws for all programs, applicants and participants in search of housing.

Tarrant County Housing Assistance Office takes and reasonable steps to affirmatively further fair housing as delineated in the 5 year plan

b. Significant Amendment and Substantial Deviation/Modification.

Provided below is TCHAO's definition of "significant amendment" and "substantial deviation/modification."

1. Substantial Deviation from the 5 Year Plan:

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

2. Significant Amendment or Modification to the Annual Plan:

- Any increase or decrease over 50% in funds or Financial Resources;
- Any change in a policy or procedure that requires a regulatory 30 day posting;
- Any submission to HUD that requires a separate notification to residents, such as HOPE VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and
- Any change inconsistent with the local, approved Consolidated Plan, in the discretion of the Director of TCHAO.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning FY 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

TARRANT COUNTY HOUSING ASSISTANCE OFFICE

TX 431

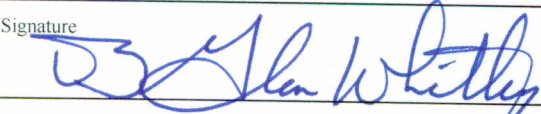
PHA Name

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

X Annual PHA Plan for Fiscal Years 20¹⁰ - 20____

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

Name of Authorized Official B. GLEN WHITLEY	Title COUNTY JUDGE
Signature 	Date 6/29/10

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

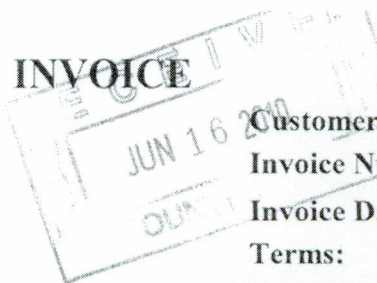
I, Patricia Ward the Director certify that the Five Year and
Annual PHA Plan of the County of Tarrant is consistent with the Consolidated Plan of
Tarrant County, TX prepared pursuant to 24 CFR Part 91.



6/26/10

Signed / Dated by Appropriate State or Local Official

INVOICE



Star-Telegram

400 W. 7TH STREET
 FORT WORTH, TX 76102
 (817) 390-7761
 Federal Tax ID 26-2674582

Customer ID: TAR65
Invoice Number: 310582541
Invoice Date: 6/9/2010
Terms: Net due in 21 days
Due Date: 6/30/2010
PO Number:
Order Number: 31058254
Sales Rep: 073
Description: The Tarrant County
Publication Date: 6/9/2010

Bill To:

TARRANT COUNTY HOUSING FINANC
 100 E WEATHERFORD #502
 FORT WORTH, TX 76193-0001

Attn: Attn: NATALIE PLUNK

Description	Location	Col	Depth	Linage	MU	Rate	Amount
The Tarrant County Housing Assistance Office (TCHAO) has developed The Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review at TCHAO Located at 2100 Circle Drive, Suite 200, Fort Worth, Texas 76119 from April 19, to June 18, 2010, between the hours of 8:30am and 4:00pm. A Public Hearing will be held on June 22, 2010 at 10:00am during TARRANT COUNTY COMMISSIONERS COURT, 100 E. Weatherford St., Room 506, Fort Worth, TX 76196. If you have any questions, please contact our Office at (817) 531-7640	I3580	1	32	32	LINE	\$8.32	\$266.12
Misc Fee							\$10.00
Net Amount:							\$276.12

RECEIVED BY: _____

JUN 29 2010

Thank You For Your Payment

Remit To: Star-Telegram
 P.O. BOX 901051
 FORT WORTH, TX 76101-2051

Customer ID: TAR65
 Customer Name: TARRANT COUNTY HOUSING
 Invoice Number: 310582541
 Invoice Amount: \$276.12
 PO Number:
 Amount Enclosed: \$ _____



PUBLIC NOTICE

To

All Program Participants

The Tarrant County Housing

Assistance Office

***has available for your review and
inspection***

The 2010 ANNUAL PLAN

A Public Hearing will be held on

June 8, 2010

10:00 AM

Commissioners Court

100 East Weatherford, Fort Worth, TX

for all Interested Parties.

***PLEASE SEE THE RECEPTIONIST
to review or inspect the plan.***

Posted April 19, 2010



NOTICIA PÚBLICA

***Todos los Participantes del Programa del
Tarrant County Housing Assistance Office--
La Oficina de Viviendas del Condado de
Tarrant***

***Tiene para repasar o examinar
El Plan Anual del 2010***

***Una Junta Pública será presentada el
08 de junio del 2010
a las 10:00 a.m.***

en

***La Corte de Comisionarios
Del Condado de Tarrant County
para todos interesados***

***Favor de ver a la recepcionista para repasar o
examinar el plan***

Puesto el 19 de Abril del 2010

PUBLIC NOTICE

Beginning April 19, 2010 and continuing through June 18, 2010, the 2010 Annual Public Housing Agency Plan and all attachments is available for public review in the Tarrant County Housing Assistance Office, 2100 Circle Drive, Fort Worth, TX 76119, Monday through Friday, from 8:30 AM to 4:00 PM.

Tarrant County Housing Assistance Office will conduct a Resident Advisory Board (RAB) Meeting on Saturday, April 17, 2009, at 9:00 AM, at 2300 Circle Drive, Classroom B, Fort Worth, TX 76119. The Annual Plan will be presented for comment and discussion.

A Public Hearing will be held on the Agency Plan on June 8, 2010, in the Tarrant County Commissioner's Court, 100 East Weatherford St., Room 502A, Fort Worth, TX 76196, at 10:00 AM. All Tarrant County Housing Choice Voucher program participants and the general public are invited to attend.

For further information you may contact Pat Aikens, Assistant Director, at (817) 531-7680.

Website

3/19/2010

**Housing Needs of Families on the
Housing Choice Voucher Waiting List**

The Tarrant County Housing Assistance Office Waiting List has been closed since 2006, but recently opened on February 1, 2010 through February 7, 2010. During this one week period 11,543 pre-applications were received. Based upon this number of pre-applicants it will probably take at least 5-6 years to serve these families. Therefore, we do not anticipate that the Waiting List will open again until possibly 2015.

<u>Housing Needs of Families on the Waiting List*</u>			
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* = *All numbers are approximated at this time because the final statistical data has not been received, as yet, from our software provider.*

**RESIDENT ADVISORY BOARD MEETING
Tarrant County Housing Assistance Office
Program Participants
Saturday, April 17, 2010
2300 Circle Drive, Auditorium
Fort Worth, TX 76119**

*Chaired by Priscilla Aikens
Assistant Director
Tarrant County Housing*

The meeting was opened by Ms. Aikens at about 9:00 AM in Resource Connection Building 2300, Auditorium.

Everyone was asked to sign-in upon entering and the "Sign-In" sheets attached reflect that there at least 59 program participants in attendance.

Ms. Aikens announced that the purpose of this annual meeting is to allow the Resident Advisory Board (comprised of FSS program participants) an opportunity to provide feedback and comments on the 2010 Annual Agency Plan.

She provided a PowerPoint presentation to the participants about what a PHA Plan is and their role and responsibility regarding the Annual Plan.

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

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

Each of the various components of the plan were discussed HUD requirements by explaining why some topics are for agencies with Public Housing and others are for agencies with a Section 8 (Housing Choice Voucher (HCV) Program) only.

An explanation was provided regarding the portion of the document that was applicable to Tarrant County Housing, and what the parts mean that are exempt or not applicable to Tarrant County Housing and why.

Ms. Aikens notified everyone of their right to personally review the 5 Year and FY 2009 Annual Agency Plan and the Administrative Plan and the procedures for doing so.

An explanation was provided of what a Consolidated Plan is and it's relationship to the Annual Plan.

The difference between Housing Choice Vouchers for Homeownership and regular Housing Choice Vouchers was provided.

Violence Against Women Act (VAWA) and Disaster Plans were discussed also.

There were no complaints, however there were comments and questions related directly to the one of the five elements that were changed since last year's plan submission, namely, the change in subsidy standards that now establishes two persons to a bedroom.

Some felt that this policy change would be uncomfortable and an inconvenience when it comes to teenagers and older children. TCHAO advised that the change was made during these tight economic times in order to try to serve more people on an extraordinarily long waiting list. TCHAO also advised that it would look for ways to try to relax this policy as soon as possible, as we are aware of the unpopularity of this policy.

The FSS program and HCV homeownership programs were discussed as well as the TCHAO website, newsletter and information sharing among the participants. We advised that we hold RAB meetings at least annually and more often if/when necessary.

There being no further questions or discussion the meeting was adjourned at about 11:30 AM.