

5-Year PHA Plan (for All PHAs)

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


OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs

A.	PHA Information.					
A.1	<p>PHA Name: <u>FORT STOCKTON HOUSING AUTHORITY (FSHA)</u> PHA Code: <u>TX500</u></p> <p>PHA Plan for Fiscal Year Beginning (MM/YYYY): <u>10/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>					
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					
	N/A					

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	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 for the next five years. To improve the lives of low-income families, persons with disabilities and seniors in Fort Stockton by providing affordable housing.
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p><u>Goals & Objectives of Fort Stockton Housing Authority:</u></p> <ul style="list-style-type: none"> • Operate and monitor Housing Choice Voucher Program by abiding to Federal & State laws and regulations. • FSHA will continue to utilize the 2 Year Projection Tool as resource to analyze the utilization and finance affairs in efforts to maintain a good % rate utilization. • Increase voucher utilization in efforts to promote safe and affordable housing by: <ul style="list-style-type: none"> ➤ working strenuously the waiting list; ➤ marketing FSHA to surrounding areas, and reach out to local agencies that offer services to low-income people; ➤ monitor the HAP cost per unit to maximize the number of active vouchers (at least average 80 per month, up to 162 per month); ➤ explore development grants, such as Community Development Block grant (CDBG) and HOME funds. • Enforce Housing Quality Standards on all units by continuing to do initial and annually inspections as stipulated in Administrative Plan. Also any type of emergency inspections and addressing issues to Landlord in a timely and efficiently manner. • Update/Re-write FSHA Section 8 Administrative Plan • Ensure equal opportunity and fair housing to all individuals regardless of race, color, religion, national origin, sex, family status, and disability. • Strive for a "High Performer" rating through the Section Eight Management Assessment Program (SEMAP), as in previous years. • Retain and increase Landlord Participation by: <ul style="list-style-type: none"> ➤ increase Payment Standards (have submitted waiver to home Field-Office for this action); ➤ performing educational outreach methods, such as newsletters, one-on-one appointments, and/or attend outreach events; ➤ emailing and/or contacting landlords; ➤ being provocative on FSHA's website to ensure landlords receive essential information • Enhance customer service by: <ul style="list-style-type: none"> ➤ providing receptive services during hardships; ➤ partnership with local social service offices; ➤ increase communication methods, ➤ post free health drives (Breast Cancer Drive, West Texas VA, etc.) ➤ update FSHA's website with current information and resources. • Promote self-sufficiency to citizens by posting job opportunities on bulletin board, email, and/or other source of communication. • Attend training to educate staff on essential areas, such as Violence Against Women Act (VAWA), Landlord/Tenant Act, Fair Housing Act, and Reasonable Accommodation. Attend any other training to help staff comprehend Housing Choice Voucher Program pertaining to regulations and procedures.
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Fort Stockton Housing Authority's Progress made during the previous 5-Year plan (2014-2019):</p> <ul style="list-style-type: none"> • Submitted all required reports to HUD in a timely-manner, without having to ask for any extensions. • Continue to work closely with landlords; outreached to previous landlord in efforts to retain his participation to the program. This has allowed for more utilization available, since landlord has quite a bit of properties. • FSHA has continued to promote Homeownership program as agency still has active participation.

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>FSHA's policies support the laws and requirements outlined in the VAWA. FSHA has updated the Section 8 Administrative Plan to support victims of domestic violence, dating violence, sexual assault or stalking. FSHA will continue to administer its program to support program participants and applicants who may be victims.</p> <p>From FSHA Section 8 Administrative Plan: Chapter 3-Applying For Admission, B. Opening/Closing of Application Taking "No applicant for the HCV program who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified."</p> <p>Chapter 4-Maintaining the Waiting List, E. Order of Selection, set forth local preferences, including victims of VAWA. See Attachment.</p>  <p>Amend Chapter 4, E-Selection Method</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant Amendment or Modification to the 5-Year Plan shall be defined as a change in Fort Stockton Housing Authority's plan or policies that fundamentally alter the mission, goals, and/or objectives of the PHA 5-Year Plan and which require formal approval by the Board of Commissioners.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>SEE ATTACHMENT</p>

**Instructions for Preparation of Form HUD-50075-5Y
5-Year PHA Plan for All PHAs**

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 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 for the next five years. [\(24 CFR §903.6\(a\)\(1\)\)](#)

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. [\(24 CFR §903.6\(b\)\(1\)\)](#) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. [\(24 CFR §903.6\(b\)\(2\)\)](#)

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. [\(24 CFR §903.6\(a\)\(3\)\)](#)

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. [\(24 CFR §903.17\(a\), 24 CFR §903.19\)](#)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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 is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

FORT STOCKTON HOUSING AUTHORITY
RESOLUTION #TX 500-R66

Board of Commissioners

REVIEW AND APPROVE:

AMEND ADMINISTRATIVE PLAN OF
FORT STOCKTON HOUSING AUTHORITY
CHAPTER 4-MAINTAINING THE WAITING LIST
E.-**SELECTION METHOD**
(See Attachment)

Date: 6/20/18

AYES: Mr.(s) [Signature]

Mr.(s) [Signature] Mr.(s) _____

Mr. (s) [Signature] Mr. (s) _____

NAYS: Mr.(s) _____

Mr.(s) _____ Mr.(s) _____

Mr. (s) _____ Mr. (s) _____

- The Chairperson thereupon declared the motion carried an the Resolution adopted on 6/20/18.
- The Chairperson thereupon declared the motion denied on _____.
- The Chairperson thereupon declared the motion tabled on _____.

Respectfully Submitted,

[Signature]
~~Chairman of Board~~ Member

[Signature]
Secretary-Executive Director

**Current Admin Language: Chapter 4- MAINTAINING THE WAITING LIST
E- Order of Selection**

E. ORDER OF SELECTION

The FSHA's method for selecting applicants leaves a clear audit trail that can be used to verify that each applicant has been selected in accordance with the method specified in the administrative plan.

**Proposed Admin Language: Chapter 4- MAINTAINING THE WAITING LIST
E-Selection Method**

Resolution#TX500-66

Effective 6/20/2018

E. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that FSHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits FSHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with FSHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

FSHA Policy

FSHA's preferences will be weighted by a point system. The more points assigned to the preference the higher on the wait list it places an applicant. Applicants may be eligible for more than one preference. Families can claim eligibility for any local preference any time from the date they applied up until the time their name is drawn off the waiting list. If FSHA is unable to verify a preference claim, the family will be placed back on the waiting list without the preference. FSHA's preferences will be weighted as follows:

VAWA Emergency	= 10 points
Homeless	=6 points
Disabled	=2 points
Elderly	=2 points

1. Violence Against Women Act (VAWA) Emergency Preference : FSHA will give preference to families who are victims of domestic violence, dating violence, sexual assault or stalking. Due to the potentially life-threatening nature of VAWA emergency, this preference is the most heavily weighted preference.
2. Homeless Preference: FSHA will give preference to homeless applicants. Applicants must meet following criteria:
 - a) Meet HUD's definition of homeless. See definitions section at the end of the Administrative Plan.
 - b) Must be referred to FSHA by a homeless service provider, or any non-profit organization who has executed a Memorandum of Understanding with FSHA to assist in the applicants housing search and provide supportive services.
3. Disabled Preference: FSHA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.
4. Elderly Preference: FSHA will give preference to Elderly families. An elderly family is a family in which the head, spouse or co-head is age 62 or older.

Order of Selection

The PHA system of preferences may select families based on local preferences according to the date and time of application, or by a random selection process (lottery) [24 CFR 982.207(c)]. When selecting families from waiting list PHAs are required to use targeted funding to assist only those families who meet the specified criteria, and PHAs are not permitted to skip down the waiting list to a family that can afford to subsidize when there are not sufficient funds to subsidize the family at the top of the waiting list [24 CFR 982.204(d) and (e)].

FSHA Policy

FSHA Policy Except for special admissions, all voucher program participants will be selected from the Tenant-Based Housing Choice Voucher Program waiting list. Applicants will be selected and placed on waiting list based on the targeted funding or selection preference(s), if applicable. Within each targeted funding or preference category, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by FSHA.

Documentation will be maintained by FSHA as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that FSHA does not have to ask higher placed families each time targeted selections are made.

Chapter 4

MAINTAINING THE WAITING LIST

INTRODUCTION

It is the FSHA's objective to ensure that families are placed in the proper order on the waiting list and selected from the waiting list for admissions in accordance with the policies in this Administrative Plan. By maintaining an accurate waiting list, the FSHA will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available so that program funds are used in a timely manner.

A. WAITING LIST

The FSHA uses waiting lists for admission to its Section 8 tenant-based assistance program and other special programs such as Moderate Rehabilitation Program and Project-Based Assistance Program. Except for Special Admissions, registrants will be selected from the FSHA waiting list in accordance with policies, local preference(s) if applicable, and income targeting requirements defined in this Administrative Plan. The FSHA will maintain information that permits proper selection from the waiting list. The waiting list contains but not limited to the following information for each registrant listed: Applicant Name, Family Unit Size (number of bedrooms family qualifies for under FSHA subsidy standards), Date and time of application, and Number of persons in family.

No applicant for voucher assistance who has been a victim of domestic violence, dating violence or stalking shall be denied admission into the program if they are otherwise qualified.

B. SPECIAL ADMISSIONS

If HUD awards a FSHA program funding that is targeted for families in specific circumstances, the FSHA will admit these families under a Special Admission procedure. Special admissions families will be admitted outside of the regular waiting list process. They do not have to qualify for any preference, nor are they required to be on the program waiting list. The FSHA maintains records of these admissions.

The following are examples of types of program funding that may be designated by HUD for families living in a specified unit:

A family displaced because of demolition or disposition of a public or Indian housing project;

A family residing in a multifamily rental housing project when HUD sells, forecloses or demolishes the project;

For housing covered by the Low Income Housing Preservation and Resident Home-ownership Act of 1990;

A family residing in a project covered by a project-based Section 8 HAP contract at or near the end of the HAP contract term.

Very low income families who have been displaced due to a natural disaster, government action or private actions where a city or county is involved may be eligible for admission to the program, subject to funding allocation. For families that have been displaced by a natural disaster a copy of the application from either FEMA or the Red Cross will be required to process this type of displacement.

In the event new targeted funding is announced, FSHA will apply for funds. In matching HUD mandated criteria, the FSHA wait list will be exhausted prior to a new list being opened. The Administrative Plan will be amended after Board approval of any new funding. Applicants, who are admitted under Special Admissions, rather than from the waiting list, are identified by codes in the automated system.

C. TREATMENT OF SINGLE APPLICANTS

Single applicants will be treated as any other eligible family on the waiting list.

D. INCOME TARGETING

In accordance with the Quality Housing and Work Responsibility Act of 1998, each fiscal year the FSHA will reserve a minimum of seventy-five percent of its Section 8 new admissions for families whose income does not exceed 30 percent of the area median income. HUD refers to these families as "extremely low-income families." The FSHA will admit families who qualify under the Extremely Low Income limit to meet the income targeting requirement.

The FSHA's income targeting requirement does not apply to low income families continuously assisted as provided for under the 1937 Housing Act.

The FSHA is also exempted from this requirement where the FSHA is providing assistance to low income or moderate income families entitled to preservation assistance under the tenant-based

program as a result of a mortgage prepayment or opt-out.

E. ORDER OF SELECTION

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Documentation will be maintained by FSHA as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that FSHA does not have to ask higher placed families each time targeted selections are made.

F. REMOVAL FROM WAITING LIST AND PURGING

The FSHA notify all applicants on the waiting list twice a year, with the months being February and August to ask if they are still interested in remaining on the waiting list for the HVC Program. If a registrant fails to respond in person within the specified timeframe, they will be withdrawn from the waiting list.

If a letter is returned, and it is determined that the correct address was used the applicant will be notified that they are being removed from the waiting list using the last known address. If the address is determined to have been mailed to the wrong address, the letter will be re-mailed to the correct address as listed in the applicant file.

G. REINSTATEMENT TO THE WAITING LIST

After the FSHA exhausts the steps listed in Section H of this chapter, consideration for reinstatement to the waiting list will be evaluated on a case by case basis if the following categories apply:

The registrant family was unable to respond to the FSHA's outreach notices of assistance availability due to

- a) Hospitalization during the period outreach efforts were made;
- b) Disability.

Any of the above circumstances must be verified through independent sources and applicable mitigating circumstances must be clearly demonstrated prior to evaluation for reinstatement. The FSHA will provide a written response specifying the outcome and final determination at the conclusion of its review.

Reinstatement:

If the request for reinstatement was approved, the cancelled applicant's registration will be restored to its original date and time of registration on the FSHA's waiting list. The order of selection from the waiting list will be in accordance with Section G of this chapter. Denial: If the request for reinstatement was not approved, the applicant's registration remains cancelled. There will be no opportunity for review after final decision is rendered.

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

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

I, Joe Chris Alexander, the Mayor
Official's Name *Official's Title*

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

Fort Stockton Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Fort Stockton
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

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

The primary goals of the City's Comprehensive Master Plan (Consolidated Plan) is to "achieve an efficient, diverse, & balanced pattern of growth and land development within the city." Fort Stockton Housing

Authority's PHA Plan concurs with goal in efforts to explore development grants and other strategic measures as stated in Five-Year Plan.

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

Name of Authorized Official	Title
Joe Chris Alexander	Mayor
Signature	Date