

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

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**TARRANT COUNTY HOUSING ASSISTANCE OFFICE**  
Annual Plan for Fiscal Year 2022



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*Tarrant County Housing Assistance Office*  
2100 Circle Drive  
Fort Worth, Texas 76119  
(817) 531-7640  
[housing.tarrantcounty.com](http://housing.tarrantcounty.com)

**Wayne E. Pollard, Jr.**  
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(817) 531-7654  
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<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

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

A.	PHA Information.																																			
A.1	<p>PHA Name: <u><b>Tarrant County Housing Assistance Office</b></u> PHA Code: <u><b>TX431</b></u>            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u><b>10/2022</b></u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Housing Choice Vouchers (HCVs) <u><b>2,961</b></u>            PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA: <b>N/A</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA: <b>N/A</b>																													
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<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p><b>OPERATION AND MANAGEMENT</b></p> <p><b>1. We implemented HUD Waivers for COVID-19.</b></p>
<b>B.2</b>	<b>New Activities.</b> – Not Applicable
<b>B.3</b>	<p><b>Progress Report. See Attached Progress Report</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <b>Overall, there were NO RECOMMENDATIONS from the RAB Meeting - only questions pertaining to their individual circumstances.</b></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>



## **TARRANT COUNTY**

**Housing Assistance Office**  
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[housing.tarrantcounty.com](http://housing.tarrantcounty.com)

**Wayne Pollard**  
*Director*

## 2020 Annual Agency Plan

### **B. 3 Progress Report**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

#### **PHA PROGRESS:**

1. The rental market in Tarrant County has increased dramatically which has provided a challenge with TCHAO finding landlords. TCHAO will be concentrating more efforts with the Project Based Vouchers in order to help more families find suitable affordable housing.
2. TCHAO continues to improve the marketing plan still under development to recruit and retain new landlords.
3. TCHAO has been a High Performer for the last 14 years, but we continue to strive to improve Customer Service.
4. TCHAO has developed a relationship with the Tarrant County Homeless Coalition through the use of the Emergency Voucher Program (EHV). This partnership has allowed us to be recognized nationally as being a high utilization of this program.
5. TCHAO continues to make improvements in the FSS program to enhance our relationships with social service providers and participants.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing (AFFH).**

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

<b>Fair Housing Goal:</b> N/A
<u>Describe fair housing strategies and actions to achieve the goal</u>

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<u>Describe fair housing strategies and actions to achieve the goal</u>

# Instructions for Preparation of Form HUD-50075-HCV

## Annual PHA Plan for HCV-Only PHAs

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### A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

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

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

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

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

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

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

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

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

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

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

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

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

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

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

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

**B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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



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

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2022, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Tarrant County Housing Assistance Office

TX431

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022

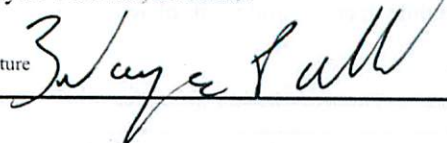
5-Year PHA Plan for Fiscal Years 20     - 20    

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

Name of Executive Director

Wayne Pollard, Director

Signature



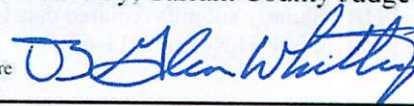
Date

7/13/22

Name Board Chairman

B. Glen Whitley, Tarrant County Judge

Signature



Date

7/13/22

---

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

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

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

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

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

I, B. Glen Whitley, the Tarrant County Judge  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year 2022 of the TARRANT COUNTY HOUSING ASSISTANCE OFFICE is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


TARRANT COUNTY, TEXAS  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

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

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

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

Name of Authorized Official: <b>B. GLEN WHITLEY</b>	Title: <b>Tarrant County Judge</b>
Signature: 	Date: <b>07/13/2022</b>

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Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
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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.



## TARRANT COUNTY

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

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

Wayne Pollard  
Director

April 14, 2022

*You Are Invited*



*to attend the Annual*

## Resident Advisory Board (RAB) meeting

**Saturday, April 23, 2022**

9:00 AM – 11:00 PM

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

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

The purpose of this meeting is for TCHAO to present an overview of the 2021-2022 Annual PHA Plan which includes any changes TCHAO has made or proposes to make to our Administrative Plan. **Your feedback and comments are encouraged at this meeting on behalf of all TCHAO participants.**

### To Join Audio Only

Call: **1(346)248-7799**. You will then be prompted to enter an Access code

**Meeting ID: 495 036 5510**

**OR**

**Video/Audio (You may have to download the Zoom Application)**

Type in: <https://us02web.zoom.us/my/tchousing>

You are one of the few of our program participants that have the opportunity to speak for and represent all of the 3000+ participants on the Tarrant County HCV program. We hope you take this privilege very seriously by **being present, and on time** for this extremely important meeting.

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

Sincerely,

Rosalind Williams, Assistant Director  
Resident Advisory Board Coordinator/Facilitator

**From:** [Rosalind V. Williams](#)  
**To:** [Delilah M. Crowe](#)  
**Cc:** [Rosalind V. Williams](#)  
**Subject:** RAB Attendees  
**Date:** Wednesday, May 18, 2022 9:26:23 AM

---

Camille Jenkins  
Abdulla Abdulla  
Ciara Adother  
Zjovan Bell  
Maria Avalos  
LaTonjdrea Johnson  
Sharonne Lewis  
Carol Seymore  
Latoya Johnson  
Zaykeeah Thompson  
Rhonda Phifer  
Denishea Johnson  
Monique Jones  
Yvette Warnell  
Joy Washington  
Alberta Lake

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



## **TARRANT COUNTY**

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

**Telephone: 817- 531-7640**  
**Fax: 817- 212-3055**  
**TDD/TTY: 888- 444-2122**  
[housing.tarrantcounty.com](http://housing.tarrantcounty.com)

**Wayne Pollard**  
*Director*

**Saturday, April 23, 2022**

### **Virtual GoToMeeting**

Due to COVID-19 this meeting was held virtually by Zoom Meeting app. There 16 program participants in attendance.

The meeting was opened and conducted by Ms. Rosalind Williams at around 9:00AM.

Ms. Williams welcomed everyone and announced that the purpose of this annual meeting is to allow the Resident Advisory Board (comprised of all FSS participants) an opportunity to provide input, feedback, and comments on the 2022 Annual Agency Plan, most particularly, on any changes we have made to the Administrative Plan. We encouraged their involvement, feedback and provided a question/comment period during and at the end of the presentation.

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

The presentation also included why these meetings are held, the PHA Plan process, cycle, timelines for reporting this information to HUD, availability of the Annual Plan, Administrative Plan, and their relationship to one another. Also explained, 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 2022 PHA Annual Plan. Ms. Williams notified every one of their right to personally review the FY 2022 Annual Agency Plan, Administrative Plan, and the procedures for doing so.

We discussed that as of December 31, 2021, all COVID related exemptions expired, and examples were given as to some of the changes.

Ms. Williams informed the group about new things happening with the Housing Choice Voucher Program, including Emergency Housing Vouchers, Mainstream, Family Unification Program (FUP, FYI) and VASH Program (Veterans) Vouchers that are currently available and the referral process.

Ms. Williams explained the EIV (Enterprise Income Verification) System and how it works. She also informed the group that we recently received a discrepancy report from HUD for unreported income for some of our clients in which staff is currently reviewing and some clients may be contacted for a repayment or terminated from housing due to fraud.

### **COVID Changes and questions.**

Q. So, is the office open to the public every day?

A. Yes, our office is open Monday through Friday from 8:00AM until 4:30PM.

Q. Regarding decreases in income, how soon are we supposed to report them?

A. You should always report ALL income changes within ten (10) days. For decreases to be effective the following month, the change MUST be reported by the 20<sup>th</sup> of the month.

Q. Should we attend inspections, and will they all be done in person now?

A. Yes, either you or the landlord should be present at the time of inspection for annuals or complaints. New unit inspections now require you to attend.

### **New Program Questions (EHV, VASH, FUP, LIP)**

Q. Can anyone apply for the new voucher programs.

A. The programs are by referral only. We receive referrals from the VA, CPS, and the Tarrant County Homeless Coalition.

### **Moving and Voucher Timeframes**

Due to the housing market, all issued Housing Vouchers from Tarrant County will continued to be issued for 90 Days.

No questions.

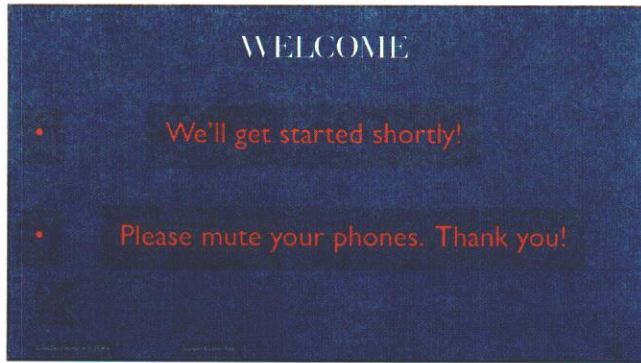
Throughout the meeting, clients were informed how to receive credit for attending the meeting.

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

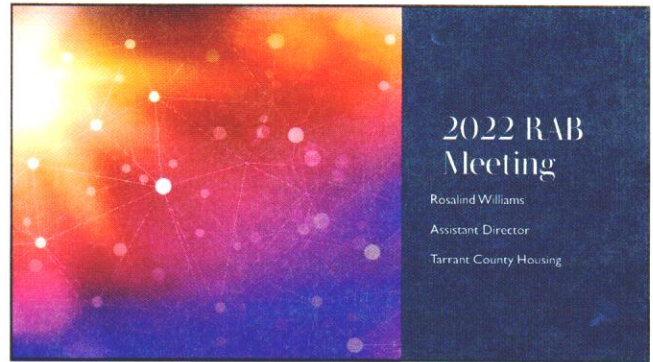
The meeting adjourned with the end of the Q and A session, and everyone was thanked for attending.

Rosalind Williams  
Assistant Director  
Tarrant County Housing Assistance Office

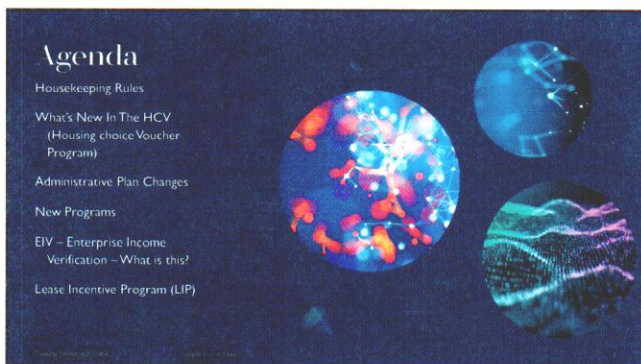




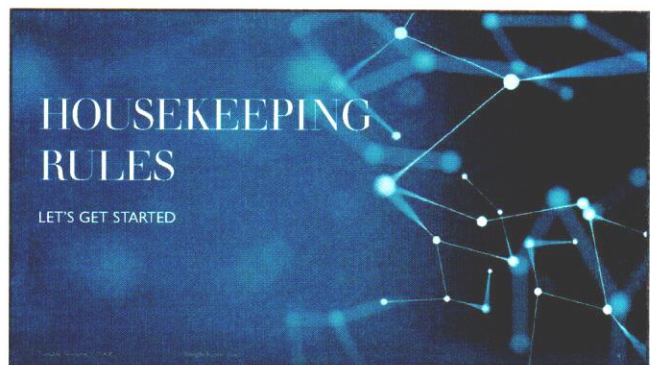
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2



3



4

## KNOW THE RULES

- Please keep your phone muted if you're not speaking during the question-and-answer period
- Attend entire presentation
- Please take a moment to get paper and pen for questions
- Meeting will be locked at 9:10 but if you're disconnected, you'll be able to rejoin, if not email me at [rosalindwilliams@tarrantcounty.com](mailto:rosalindwilliams@tarrantcounty.com) and I will let you back in
- In order to receive credit for attending this RAB Meeting, you will have 2 hours after the completion of the meeting to email our office or call with YOUR NAME AND THE 3 - DIGIT MEETING CODE (which will be given out throughout the presentation and will not be repeated)
- Chat is unavailable to receive credit for this meeting

5

## Introduction

- What is RAB?
- Appreciate your Presence today!

6

## 2022 ADMINISTRATIVE PLAN CHANGES OVERVIEW (RAB)

Every PHA in the nation is required to submit an Annual PHA Plan and every 5 years, a 5-Year and Annual Plan.

The PHA Administrative Plan is a comprehensive guide to help the PHA plan and implement the policies, programs, operations and strategies each Housing Agency has for meeting local housing needs and goals.

7

## TIMETABLE

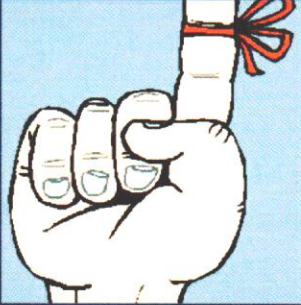
HUD also requires all PHAs to do the following, **45 days before** the Public Hearing:

1. Meet with the RAB for comments on all changes to the Admin Plan.
2. Post PHA Plan for Public Comment.
3. Publish a Legal Notice in the local major newspaper inviting all interested parties to the Hearing.

8


**TWO ways to receive credit for attendance today!**

- By phone: 817-331-7659 – Leave message with your **FULL NAME** and 3-digit **CODE**
- Email your full name and the 3-digit code to: [FSS@tarrantcounty.com](mailto:FSS@tarrantcounty.com)



9

## QUESTIONS



LAST NAME A – C

D – G

H – J

K – M

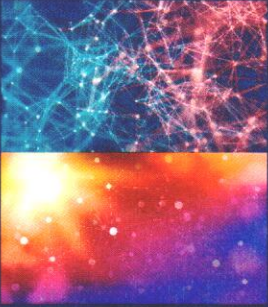
N – R

S – Z

10

### First Code is 2

In order to receive credit for attending this RAB Meeting, you will have 2 hours after the completion of the meeting to email our office or call with **YOUR NAME AND THE 3-DIGIT MEETING CODE** (which will be given out throughout the presentation and will not be repeated).



11

What's new in the Housing Choice Voucher Program (HCV).



12

### HCV News/Administrative Changes

**END OF COVID WAIVERS**

- As of December 31, 2021 – All HUD Waivers related to COVID expired such as virtual inspections, tenant declarations for income, etc.
- Inspections will be done in person and for new units, clients must be present.
- Vouchers issued will continue to be issued for 90-days for moves and new admissions

**NEW PROGRAMS**

- EHV – Emergency Housing Voucher
- FYI- Foster Youth Initiative
- VASH – Veterans Affairs Supportive Housing
- LIP – Lease Incentive Program

13

### EIV – Enterprise Income Verification

- What is this?
- HUD Report
- Income Discrepancies
- Repayments

14


### Appointments/Home Visits

- Virtual Briefings (Updates, New Admissions, Port-Ins and Other Change of Units (OCU))
- Curbside Pick-up
- Office Dropbox (24 hours 7 days a week)
- Make sure you report income changes timely
- Because you're in the FSS Program – Home visits may be required at times

15

### QUESTIONS



LAST NAME A – C  
D – G  
H – J  
K – M  
N – R  
S – Z



16

## Second Code is 1

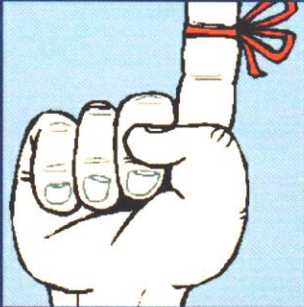
In order to receive credit for attending this RAB Meeting, you will have 2 hours after the completion of the meeting to email our office or call with **YOUR NAME AND THE 3-DIGIT MEETING CODE** (which will be given out throughout the presentation and will not be repeated)

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## TWO ways to receive credit for attendance today!




- By phone: 817-531-7430 – Leave message with your **FULL NAME** and 3-digit **CODE**
- Email your full name and the 3-digit code to: [FSS@tarrantcounty.com](mailto:FSS@tarrantcounty.com)



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## REMINDERS

- Report changes timely (10 days)
- Pay your portion of rent on time to your landlord
- Check your email at least once every two weeks

19

“Don't look back – you're not going that way!”

EVERY RECOGNIZABLE STARTS WITH THE DECISION TO TRY.

DON'T BE AFRAID TO STAND FOR WHAT YOU BELIEVE IN, EVEN IF THAT MEANS STANDING ALONE.

UNKNOWN



20

## YOUR FSS TEAM


MECHALL PATTERSON - FSS COORDINATOR/HOMEOWNERSHIP  
SONYA ROBERTS - FSS COORDINATOR  
BARBARA WHALEY - FSS COORDINATOR

WAYNE POLLARD - SUPERVISOR

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## UPDATES & ADDITIONAL INFORMATION

- Please check our website for updates and additional information.



[Http://Housing.TarrantCounty.com](http://Housing.TarrantCounty.com)

22



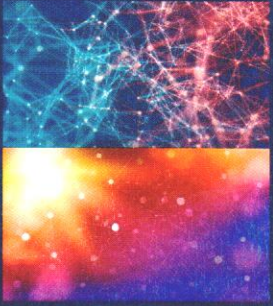
## QUESTIONS

- LAST NAME A - C
- D - G
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23

## Last Code is 9

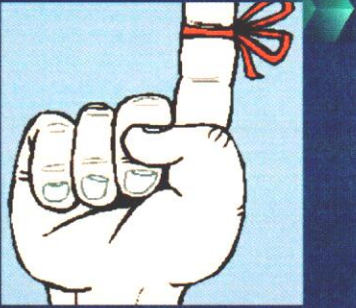
In order to receive credit for attending this RAB Meeting, you will have 2 hours after the completion of the meeting to email our office or call with YOUR NAME AND THE 3 - DIGIT MEETING CODE (which will be given out throughout the presentation and will not be repeated)



24

**TWO ways to receive credit for attendance today!**

- By phone: 817-531-7650 – Leave message with your **FULL NAME** and 3-digit **CODE**
- Email your full name and the 3-digit code to: [PSS@tarrantcounty.com](mailto:PSS@tarrantcounty.com)



25

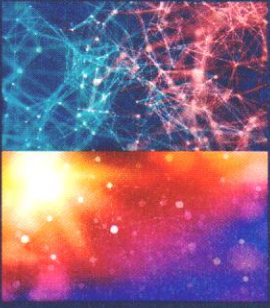
**ADDITIONAL QUESTIONS MAY BE EMAILED TO ME AT**

[rosalindwilliams@tarrantcounty.com](mailto:rosalindwilliams@tarrantcounty.com)

26

**Thank You**

Rosalind Williams  
Assistant Director



27



# **PUBLIC NOTICE**

**to all**

**Program Participants and the General Public**

**Tarrant County Housing Assistance Office**

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

**2022 ANNUAL PLAN**

**A Public Hearing will be held on**

**JUNE 07, 2022**

**10:00 AM**

**Commissioners Court**

**100 East Weatherford St., Fort Worth, TX**

**Interested Parties may attend.**

**PLEASE SEE THE RECEPTIONIST**

***if you have any questions or wish to inspect the plan.***

*Wayne E. Pollard, Jr.  
Director*

*Posted April 18, 2022*





# **Aviso Público**

**para todos**

**los Participantes del Programa de Vivienda y el Público en general**

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

## **EL PLAN ANUAL DEL 2022**

**Habrà una audiencia pública el día**

# **07 DE JUNIO DE 2022**

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

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

*Wayne E. Pollard, Jr., Director*

*Posted 18 de Abril del 2022*

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

#### Dates

04/24/2022 - 04/24/2022

## Legals

### **Public Hearing Notice**

Tarrant County Housing Assistance Office has developed the Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. The Annual Agency Plan can be viewed on our website at [housing.tarrantcounty.com](http://housing.tarrantcounty.com). A Public Hearing will be held June 7, 2022 at 10:00 a.m. during TARRANT COUNTY COMMISSIONERS COURT, 100 E. Weatherford St., Room 506, Fort Worth, TX 76196. If you have any questions you may contact our office at 817-531-7640.  
IPL0069566  
Apr 24 2022

## **FY 2022 Annual PHA Plan**

On Tuesday, June 07, 2022, a Public Hearing will be held in Commissioner's Court, 100 East Weatherford, Fort Worth, TX, at 10:00 AM, on the 2022 PHA Annual Agency Plan. Any interested parties may attend.

The purpose of the meeting is to provide an opportunity for the public to voice any comments and ask any questions they may have regarding the content of the 2022 PHA Annual Agency Plan.

The Tarrant County Housing Assistance Office Administrative Plan and Annual Agency Plan are always available for public review and inspection by request, at the TCHAO, 2100 Circle Drive, Fort Worth, TX, Monday through Friday, from 9AM to 4PM as well as on our website at [housing.tarrantcounty.com](http://housing.tarrantcounty.com).

Wayne E. Pollard, Jr.  
Director

*R Williams  
2022PHAPlanWebsite  
18 April, 2022*