

**COCHISE COUNTY**

# Housing Annual and Administrative Plans

July 1, 2017 to June 30, 2018



***Public Programs...Personal Service***

# Streamlined Annual Plan form HUD-50075-HCV

- Changes to the Administrative Plan (Sect B.1)
  - Housing Needs and Strategy for addressing needs
    - 334 on the Section 8 wait list
      - Continues to lease up vouchers, 72 in the process
      - Continues to increase HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers
      - Housing Opportunities for Persons With AIDS (HOPWA)
      - Have Housing seminars twice a year
        - » Fair Housing
        - » Landlord outreach and program



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Deconcentration and Eligibility, Selection, and Admission
    - Family members 6 and older must provide Social Security Numbers (Section 3.1)
    - New definition of extremely low-income (ELI) (Sect 5.3)
      - Income does not exceed the higher of 30% of the area median income or federal poverty level.
        - » Does not apply to public housing agencies



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Deconcentration and Eligibility, Selection, and Admission
    - Amendment to the Definition of Tuition (Sect. 9.7)
      - Tuition shall be defined consistent with the Department of Education.
        - » Money charged to students for instructional services, including fees
        - » Expenses may not be included (room, books, meals, etc.)



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Deconcentration and Eligibility, Selection, and Admission
    - Amendment to the Definition of Tuition (Sect. 9.7)
      - When determining income, the PHA must include financial assistance individuals receive in excess of tuition or required fees as income.
      - Must verify amounts
        - » Online account statements or bursar's office



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Deconcentration and Eligibility, Selection, and Admission
    - Verification of Social Security Numbers (Sect. 10.4)
      - A 90-day period may be granted to a family to supply a SSN for member age 6 or younger
        - » HACC discretion to determine if circumstances could not be foreseen or outside the control of the family



## Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Deconcentration and Eligibility, Selection, and Admission
    - Inspections (Sect. 12.0)
      - HACC may conduct inspections biennially /annually.
        - » Units already inspected under local housing codes
        - » “Passed” two years in a row
        - » Owner has history of providing safe, decent, sanitary housing



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Deconcentration and Eligibility, Selection, and Admission
    - Inspections (Sect. 12.0) Continued
      - HACC may conduct inspections biennially /annually.
        - » Distance may be considered, but not the only factor
        - » May continue annual inspections if the unit had health and safety deficiencies during the previous inspection



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Deconcentration and Eligibility, Selection, and Admission
    - VAWA Self-Petitioner Verification Procedures
      - Covers battery or extreme cruelty: domestic violence, dating violence, sexual assault, and stalking
      - Self-petitioners can indicate they are in “satisfactory immigration status”
        - » Not every noncitizen victim will qualify. HACCC must verify information provided



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Financial Resources
    - 493 Section 8 and 88 (plus 10 port-ins from Tucson) HUD-VASH vouchers
      - As of December 2016, \$1,290,851.00 program costs.  
\$107,504.56 in operating costs
      - Projecting \$2.532 million for FY 17-18 program costs
      - Additional funding HOPWA \$204,000 and \$55,476 Family Self-Sufficiency.



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Rent Determination
    - Utility Allowance (Sect. 11.8)
      - Appropriate utility allowance for lesser size dwelling leased by the family or voucher size will be determined for subsidy standards.
        - » Not applicable to families who have a larger unit size in response to a reasonable accommodation request. Utility allowance will be based on actual size of the unit



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Rent Determination
    - Income ( Sect. 13-4)
      - Family members who are eligible for the benefit of earned income disregard (EID) is limited to 24 straight months.
      - At the end of the 24 months, the EID ends regardless of how months were used.



# Streamlined Annual Plan

- Changes to the Administrative Plan (Sect B.1)
  - Rent Determination
    - Rent Changes (Section 13.5)
      - The Housing Authority must obtain third-party income verification at least every three years
      - During intervening annual reexaminations, HACCC has the discretion to accept a family's self-declaration that it has a total net assets equal to or less than \$5,000 without taking additional steps to verify
      - All members 18 and older must sign the form



# Streamlined Annual Plan

- New Activities (B-2)
  - HACC has no plans to undertake Project Based Vouchers
  - Most Recent FY Audit (15-16) (B-3)
    - No findings
  - Civil Rights Certification (B-4)
    - HUD Form-50077-ST-HCV-HP
      - Approve Plans and certify agreement to HUD



# Streamlined Annual Plan

- Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (B-5)
  - HUD Form 50077-SL
    - State Consolidated Plan from ADOH
      - HACC provides lead-based paint education
      - Housing Quality Standards Inspections monitors health and safety
      - Participates in homeless outreach strategies



## Streamlined Annual Plan

- Progress Report from 5-Year PHA Plan (B-6)
  - Expanding HUD-VASH Program
    - From 25 to 88 voucher plus 10 Tucson Port-in
  - Fair Housing Seminars
    - 2 a year
  - Lead-based Paint Hazard Control Grant
    - Has not applied to date



# Streamlined Annual Plan

- Progress Report from 5-Year PHA Plan
  - Increasing HCV Vouchers
    - 84% utilized with continued lease-ups of 72 additional vouchers.
  - Begin entry into Homeless Management Information System for HOPWA
    - Obtained license and training. Entering data
  - Administer HOPWA
    - HACC continues this program



# Streamlined Annual Plan

- Resident Advisory Board Comments (B-7)
  - 2 meetings. 2 RAB members attended.
    - Comments
      - » Eye opening and informational to realize the dollar amount spend on housing assistance
      - » HACC foundation of so many served
      - » Good information to stay updated on
      - » VAWA policy addition is beneficial for women who might not otherwise leave an abusive relationship
      - » Liked how there are yearly updates on Plans

