

CCHA's 2018 Annual PHA Agency Plan

Form HUD-50075 HCV

Approved June 19, 2018



Board of Commissioners

Cathy Mehne, Chair
Harvey Lopez, Vice-Chair
Norma Hernandez, Commissioner
Patsy Boone, Commissioner
VACANT, Commissioner

President & Chief Executive Officer
Gary Allsup

CORPUS CHRISTI HOUSING AUTHORITY

2018 ANNUAL

PHA AGENCY PLAN

HCV Only PHAs

FORM HUD-50075-HCV

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	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-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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	PHA Name: <u>Corpus Christi Housing Authority</u> PHA Code: <u>TX 008</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1,154 (March 2018)</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission			
	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 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.			
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint 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			
	Lead HA:			

B.	Annual Plan.
B.1	<p>Revision of PHA Plan Elements.</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 checked="" type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input 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): See attached descriptions.</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
B.3	<p>Most Recent Fiscal Year Audit.</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.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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.6	<p>Progress Report.</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.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> N/A</p> <p>(a) 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. The CCHA does not have any Resident Advisory Boards (RAB).</p>

Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.23(4)(e))

- 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. Annual Plan. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of 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.”

☐ **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (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)(3)(4)).

☐ **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 8 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 under section 3 of the Housing and Community Development Act of 1968 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. Should the PHA fail to define “significant amendment/modification”, HUD will consider the following to be “significant amendments or modifications”: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

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

- B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 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 §903.11(c)(3), 24 CFR §903.7(p))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, 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 AFFH Certification if: it can document that it examines its programs and proposed programs to identify any 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))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)
- B.6 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.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to 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)

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 4.5 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

A. PHA Information

A.1 Availability of Information

A.1 Availability of Information

The Corpus Christi Housing Authority (CCHA) will provide all information relevant to the proposed PHA Plan, PHA Plan Elements and all information relevant to the public hearing as follows:

1. Post Draft Streamlined Annual PHA Plan (HCV Only PHAs), Form HUD-50075-HCV at the central office for public view/comment from April 23, 2018 to June 11, 2018.
2. Post on the CCHA website, beginning April 23, 2018.

B. Annual Plan

B.1 Revision of PHA Plan Elements

B. Annual Plan

B.1 (a) Revision of PHA Plan Elements

- **Housing Needs and Strategy for Addressing Housing Needs**
 - Chapter 3-Eligibility of the Administrative Plan, December 2012
 - Chapter 4-Applications, waiting list and tenant selection of the Administrative Plan, December 2012
 - CCHA has been working to develop a mobility counseling plan with anticipated implementation in 2019.

- **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**
 - Chapter 3-Eligibility of the Administrative Plan, December 2012
 - Chapter 4-Applications, waiting list and tenant selection of the Administrative Plan, December 2012
 - Effective May 24, 2016, HCV Local Preferences
 - Chapter 17, Project Based Vouchers, July 2017
 - Chapter 18 Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program, March 2018

- **Financial Resources**
 - See attached PHA Planned Sources for 2018 (Exhibit A).
 - Financial resources have changed due to the continuance of the RAD PBV conversion of public housing units.
 - Significant new staffing added positions and additional vouchers with RAD.

- **Rent Determination**
 - Chapter 6-Income and Subsidy Determinations of the Administrative Plan, December 2012
 - Chapter 17, Project Based Vouchers, July 2017
 - Chapter 18 Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program, March 2018

- **Operation and Management**

- Description of the PHA Management Organization
 - Chapter 1, Overview of Program and Plan of the Administrative Plan, December 2012
 - Currently the CCHA has a contract with a licensed pest control company to include monthly service on every PHA RAD unit. For the Housing Choice Voucher Program, the landlord is responsible for providing pest control services.
 - Significant new staffing, added positions, and additional vouchers with RAD.
 - Waiting List Blending-New Chapter 18 RAD PBV, 18-V.D., Organization of the Waiting List, March 2018
 - Please see attached Organization Chart for the CCHA (Exhibit B)
- Listing of the programs administered by the PHA includes the following:
 - Housing Choice Voucher Program – Section 8
 - Project Based Voucher Program
 - VASH Voucher Program
 - Homeownership Program
 - Family Self-Sufficiency Program
 - Tenant Protection Vouchers (TPVs)

- **Informal Review and Hearing Procedures**

- Chapter 16-Program Administration of the Administrative Plan, December 2012

- **Homeownership Program**

- Chapter 15 Part VII: Homeownership of the Administrative Plan, December 2012
- Currently, there are 12 families participating in the Homeownership Program.

- **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.**

- **Family Self-Sufficiency Program (FSS) Description:**

The Family Self-Sufficiency Program (FSS) is designed to help families become economically self-sufficient. The FSS Coordinator provides families to resources of supportive services in the community and assists families to establish goals that span over a five year period of time. These goals are different and unique for each family and may include but not be limited to education, specialized training, job readiness and job placement activities, and career advancement objectives. Goals for each participating family member are set out in Individual Training and Services plans that are attached to the FSS contract of participation.

When the family meets its goals and completes its FSS contract, the family becomes eligible to receive funds deposited in an escrow account on its behalf throughout the family's participation in the FSS program. The amount credited to the family's escrow account is based on increases in the family's earned income during the term of the FSS contract.

- Currently, there are two families participating in the FSS program
- Currently, the PHA has several Partnerships with other entities, including but not limited to Del Mar College, City of Corpus Christi, Be A Champion Program, Senior Companion Program, Youth Odyssey, and Workforce Solution of the Coastal Bend just to name a few. The CCHA also has a Resident Services department with programs that all of our residents from our RAD converted properties will have access to free of charge.
- Activities under Section 3 of the Housing and Urban Development Act of 1968-Exempt for HCV Only PHAs.

- **Welfare Assistance**

- Chapter 6-Income and Subsidy Determination, 6-I.J.-Welfare Assistance of the Administrative Plan.

- **Substantial Deviation**

- The new form HUD 50075-5Y does not request the definition of substantial deviation.

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

Significant Amendment

- A significant amendment to the 5-Year Plan that is a major change or addition from any activity, proposed activity, policy or procedure that would have an impact on the services or programs that are provided to the residents.
- The CCHA will continue to convert the remaining four properties to RAD-Project Based Vouchers. This definition does not include budget revisions, including the Capital Fund Program budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds, changes to the construction and rehabilitation plan for each approved RAD conversion, changes to the financing structure for each approved RAD conversion, and changes in organizational structure, or changes resulting from HUD imposed regulations or policies.
- Furthermore, any submission to HUD that requires resident notification with regard to additional demolition or disposition, designation or conversion activities or any other activities not contemplated in this plan would be constituted as a significant amendment.

Modification

- The CCHA considers a modification from the Housing Authority's PHA 5-Year Plan to be defined as any change or addition to the PHA's overall mission statement or to the goals and objectives outlined in the Plan.

Note:

A copy of the CCHA's Administrative Plan dated December 2012 and New Chapters 17 and 18 are available for review at the main office located at:

Corpus Christi Housing Authority
3701 Ayers Street,
Corpus Christi, Texas 78415

B.1 Revision of PHA Plan Elements
Financial Resources

**PHA
PLANNED SOURCES
2018**

AMPS TENANT ASSISTANCE PAYMENTS	4,304,706
PUBLIC HOUSING CAPITAL FUND -2017	1,498,600
ANNUAL CONTRBUTIONS FOR SECTION 8*	15,071,588
PRIOR YEAR FED GRANTS (UNOBLIGATED) **	
CFP 2016	1,972,476
CFP 2015	210,947
CFP 2014	0
SUBTOTAL	<u>2,183,423</u>
AMPS RENTAL INCOME	1,647,000
LAUNDRY RECEIPTS	1,054
LATE CHARGES	49,033
MAINTENANCE CHARGES	35,383
OTHER INCOME	50,629
SUBTOTAL OTHER INCOME	<u>136,099</u>
TOTAL SOURCES	<u><u>24,841,416</u></u>

*

PER 2 YEAR TOOL

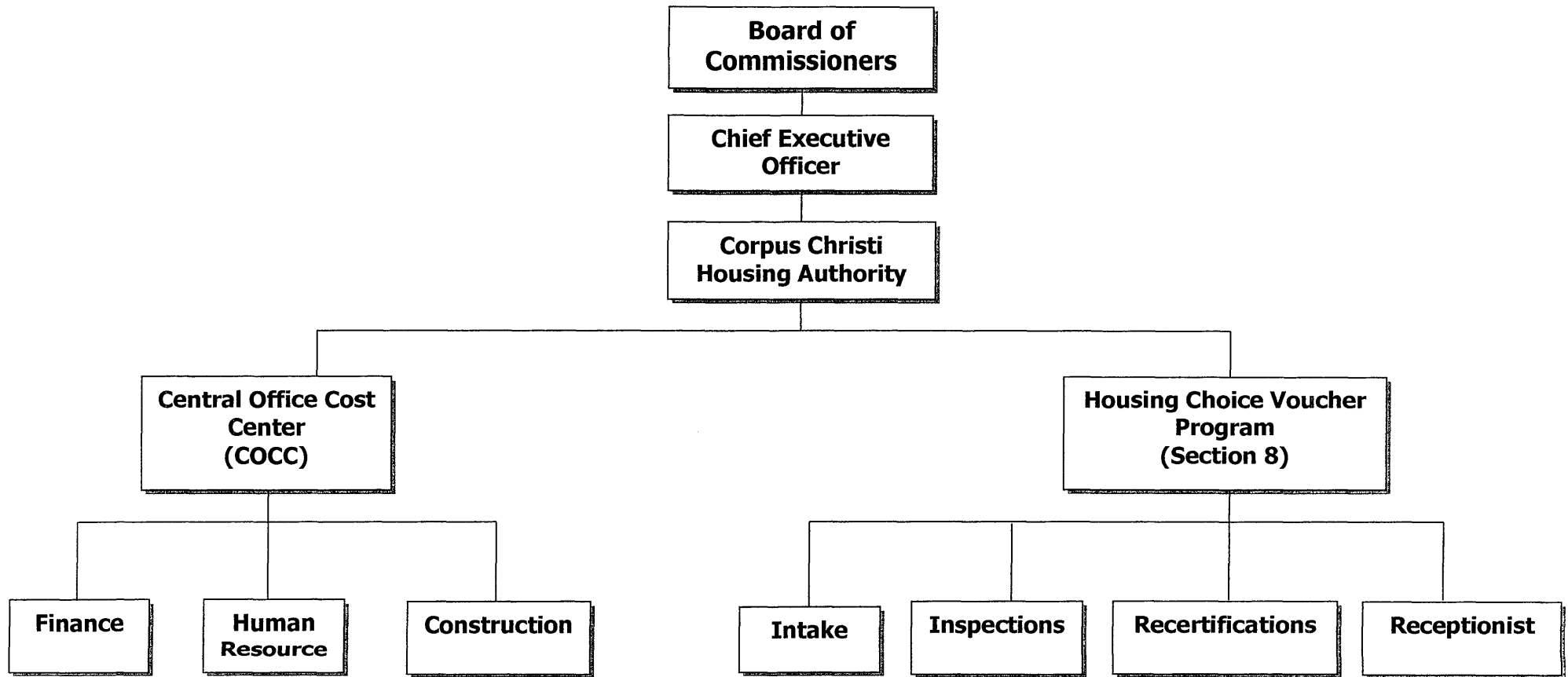
**

AS OF 1/11/18

SOURCE : 2018 BUDGET

**B.1 Revision of PHA Plan Elements
Operation and Management**

Exhibit B



B.2 New Activities

B.2 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- Project Based Vouchers-No

(b) If this activity is planned for the current Fiscal Year, describe the activities.

- N/A

B.3 Most Recent Fiscal Year Audit

B.3 Most Recent Fiscal Year Audit

(a) Were there any findings in the most recent FY Audit?

- No

**B.4 Civil Rights Certification (This should be Certifications
of Compliance with PHA Plan and Related Regulations,
Standard, Troubled, HCV-Only and High Performer PHAs),
Form HUD-50077-ST-HCV-HP**

**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

*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 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning **2018**, 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 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 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
 - 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;
 - 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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).


Corpus Christi Housing Authority
PHA Name

TX 008
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2018

 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 Authorized Official	Title
<u>Gary Allsup</u>	<u>President / Chief Executive officer</u>
Signature	Date
<u></u>	<u>7-2-18</u>

B.5 Certification by State or Local Officials,
Form HUD-50077-SL

**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 McComb, the Mayor of Corpus Christi
Official's Name *Official's Title*

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

Corpus Christi 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

Corpus Christi, Nueces County, Texas
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.

See attached description of how the PHA Plan is consistent with the City of Corpus Christi's
Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying 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. 101, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
<u>Joe McComb</u>	<u>Mayor</u>
Signature	Date
<u>[Signature]</u>	<u>6-21-18</u>

B.5 Certification by State or Local Officials

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

The Corpus Christi Housing Authority's PHA Plan is consistent with the City of Corpus Christi, Texas 2013-2017 Consolidated Plan as follows:

1. Both plans describe a need for the development and preservation of affordable housing and residential investment.
2. Both plans have a need to increase the affordable housing choices in Corpus Christi, Nueces County, Texas.
3. Both plans address the need to improve the living environment for residents.
4. Both plans provide and or support resident services or support services including, workforce development, wellness, safety and educational programs to provide a better quality of life.
5. Both plans ensure equal opportunity, affirmative furthering fair housing and Section 504 compliance.

B.6 Progress Report

Mission and Goals described in 5-Year Plan	Provide a description of the PHAs progress in meeting its mission and goals described in the 5-Year PHA Plan. Update To be included on Form HUD-50075, HCV Annual PHA Plan	Goals met? Yes, No, NA, Pending
B.2 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. (2017)	B.6 Provide a description of the PHA's progress in meeting its mission and goals	
1. <u>Goal-Expand the supply of assisted housing.</u>		
• <u>Objectives</u>		
a) Continue to increase the quantity and quality of housing by seeking additional vouchers through the Housing Choice Voucher Program (HCV) and other special programs that may be available.	The CCHA HCV program acquired 8 additional VASH Vouchers for a total of 125 and also acquired 122 Tenant Protection Vouchers for our D.N. Leathers I residents due to the demolition of D.N. Leathers I property.	Yes, met in 2017
b) Continue to work to increase the number of participants in the Family Self Sufficiency (FSS)	The CCHA had six graduates in March 2017 from the FSS program.	Yes, met in 2017
c) Create Small Area FMRs	CCHA plans to evaluate and consider Small Area FMRs.	Pending
d) Continue RAD. Convert properties funded under Public Housing to long term PBV Section 8. Seven properties (620 units) have completed conversion on Nov 17, 2016 and five properties are remaining to convert in November 2017.	Seven properties (620 units) have completed conversion on Nov 17, 2016 and five properties are remaining to convert in November 2017. Only 1 of 5 converted in November 2017. Four properties remain to convert in 2018	Pending-Only 1 of 5 converted in November 2017. Four properties remain to convert in 2018
e) Continue to reduce public housing vacancies by receiving HUD approval for OFFP to provide renovations at La Armada II and bring back 93 units on line. This project began June 27, 2016 and to date (March 21, 2017) 21 units have been completed.	LA II Revitalization that has been completed includes: <ul style="list-style-type: none"> • Re-roofing for 71 buildings • Updated the facades for 71 buildings, • Updated internal plumbing and baths for 307 units • Completed full interior renovations to 56 of 93 units that have been offline. (as of March 2018). 	Pending-To date (March 2018) 56 units have been completed. 37 remain to be completed.
f) Leverage private and other public housing funds to create additional housing opportunities	N/A-CCHA will no longer have public housing units.	N/A
g) Acquire or build units or developments. A CCHA non-profit corporation/PFC plans to evaluate and implement a program to promote and create a scattered site rental program.	CCHA has implemented an Affordable Infill Housing Demonstration Project and has completed the following: <ul style="list-style-type: none"> • Architectural designs for modular homes, windstorm certified. • Secured city approval to include building permits. • To date (March 2018) Thanksgiving Homes has purchased 18 lots. 	Pending-To date (March 2018) Thanksgiving Homes has purchased 18 lots. Infill homes to be placed on lots in 2018.
h) Pursue all financing options available to create or acquire affordable housing.	Pending	Pending
i) The CCHA applied and received 122 Tenant Protection Vouchers for the demolition of D.N. Leathers I property.	Yes	Yes

Mission and Goals described in 5-Year Plan	Provide a description of the PHAs progress in meeting its mission and goals described in the 5-Year PHA Plan. Update To be included on Form HUD-50075, HCV Annual PHA Plan	Goals met? Yes, No, NA, Pending
B.2 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. (2017)	B.6 Provide a description of the PHA's progress in meeting its mission and goals	
2. <u>Goal-Improve the quality of assisted housing.</u>		
• <u>Objectives</u>		
a) Public Housing Management (PHAS Score) status is standard performer. Current score is 77.	Current Score is 79.	Yes, met in 2017
b) Maintain voucher management (SEMAP Score) at High Performer	Currently a Standard Performer for Fiscal Year 2016. This is the most recent score received.	No, did not meet goal
c) Continue to concentrate efforts to improve specific management functions in all areas of operation of the CCHA	The CCHA continues to improve specific management functions by making changes to all personnel policies, procurement policies and administrative plans.	Yes, met in 2017
d) Continue to maintain a high level of customer satisfaction and improve resident trust by training staff in customer relations.	The CCHA continues to offer training to staff in areas of customer relations to increase customer satisfaction and improve resident trust.	Yes, met in 2017
e) Continue to improve relationships with clients and external stakeholders by increasing our client agency relationships.	The CCHA continues to improve relationships with clients and external stakeholders by communicating with clients and external stakeholders as requested on a regular basis.	Yes, met in 2017
f) Continue to renovate or modernize public housing units.	Although the CCHA will not have public housing units, renovations will continue under BLI 1503 for Wiggins Phase IV, Interior/Exterior Renovations for 24 units. Additionally, with the RAD conversion (Part 1) we have completed approximately \$1,089,993 in RAD required renovations and have approximately another \$ 1,736,278 to complete RAD conversion (Part 2) required renovations. La Armada III currently has ongoing interior and exterior renovations being completed for approximately \$1,892,500 at this time.	Pending
g) Continue the implementation of La Armada II Revitalization to return offline units to service.	To date (March 2018) 56 of 93 units have been completed. Also the following renovations have been completed at La Armada II : <ul style="list-style-type: none"> • Re-roofing for 71 buildings • Updated the facades for 71 buildings, • Updated internal plumbing and baths for 307 units 	Pending-To date (March 2018) 56 units have been completed. 37 units remain to be completed.
h) Demolish/dispose of all obsolete public housing.	D.N. Leathers I HUD approved demolition/disposition was on Sept 29, 2016 and was sold on Feb 01, 2017. D.N. Leathers II HUD approved disposition was on May 31, 2016 and was sold on May 26, 2017.	Yes, met in 2017
i) Provide replacement public housing in a mixed income environment.	The CCHA will no longer have public housing units.	N/A
j) Continue the transformation to convert the entire public housing portfolio to project based voucher (Section 8) through the RAD program.	Seven properties (620 units) have completed conversion on Nov 17, 2016 and five properties are remaining to convert in November 2017. Only 1 of 5 converted in November 2017. The last remaining four properties converted in April 2018.	Yes, last four properties converted in April 2018.

k) Continue to provide an improved living environment by implementing measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.	The CCHA will no longer have public housing units	N/A
l) Continue to implement public housing security improvements by continuing enhanced enforcement of lease termination proceedings and screening of applicants.	The CCHA will no longer have public housing units	N/A

Mission and Goals described in 5-Year Plan	Provide a description of the PHAs progress in meeting its mission and goals described in the 5-Year PHA Plan. Update To be included on Form HUD-50075, HCV Annual PHA Plan	Goals met? Yes, No, NA, Pending
B.2 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. (2017)	B.6 Provide a description of the PHA's progress in meeting its mission and goals	
3. <u>Goal-Increase affordable housing choices for low income families.</u>		
• <u>Objectives</u>		
a) Continue to conduct landlord outreach to expand the availability of units for tenant based Section 8 program.	The Housing Choice Voucher (HCV) department had quarterly meetings with current landlords and maintained open communication with landlords and potential new landlords.	Yes, met in 2017
b) Continue to educate Section 8 participants in the mobility of their voucher assistance and the benefits of locating in higher income opportunity areas.	The HCV department performed briefings at initial lease up and at recertification's for clients to educate them on any changes and reinforce mobility opportunities.	Yes, met in 2017
c) Increase housing choice and mobility.	The CCHA has been working to develop a mobility plan with anticipated implementation in 2019.	Pending
d) The demolition/disposition of D.N. Leathers I and the disposition of D.N. Leathers II will allow for both sites to be sold and the proceeds to be used for affordable housing.	D.N. Leathers I was sold on 02/01/17 and D.N. Leathers II was sold on 05/26/17.	Yes, met in 2017
e) Increase the voucher payment standards.	The CCHA increased the voucher payment standards from 99% to 110% effective March 2016	Yes, met in 2016
f) Evaluate/implement a program to promote and create scattered site rental housing program. A CCHA non-profit corporation/PFC plans to evaluate and implement a program to promote and create a scattered site rental program.	CCHA has implemented an Affordable Infill Housing Demonstration Project and has completed the following: <ul style="list-style-type: none"> • Architectural designs for modular homes, windstorm certified. • Secured city approval to include building permits. To date (March 2018) Thanksgiving Homes has purchased 18 lots.	Pending-To date (March 2018) Thanksgiving Homes has purchased 18 lots. Infill homes to be placed on lots in 2018.

Mission and Goals described in 5-Year Plan	Provide a description of the PHAs progress in meeting its mission and goals described in the 5-Year PHA Plan. Update To be included on Form HUD-50075, HCV Annual PHA Plan	Goals met? Yes, No, NA, Pending
B.2 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. (2017)	B.6 Provide a description of the PHA's progress in meeting its mission and goals	
4. <u>Goal-Promote Resident Self Sufficiency and a better quality of life</u>		
• <u>Objectives</u>		
a) Continue community partnerships including programs focused on workforce development, wellness, safety and education.	Objective met through the CCHA's Resident Services Program.	Yes, met in 2017
b) Continue to encourage and empower residents to apply for any CCHA job opening/position and increase the number of employed persons in assisted families by continuing education and employment training.	Objective met through the CCHA's Resident Services Program and CCHA's Human Resource Department.	Yes, met in 2017
c) Continue to prepare residents for GED testing and provide assistance with job resumes and applications.	Objective met through the CCHA's Resident Services Program.	Yes, met in 2017
d) Continue to provide assistance to increase independence for the elderly or families with disabilities.	Objective met through the CCHA's Resident Services Program.	Yes, met in 2017
e) Continue to promote job opportunities with CCHA vendors.	Objective met through the CCHA's Resident Services Program.	Yes, met in 2017

Mission and Goals described in 5-Year Plan	Provide a description of the PHAs progress in meeting its mission and goals described in the 5-Year PHA Plan. Update To be included on Form HUD-50075, HCV Annual PHA Plan	Goals met? Yes, No, NA, Pending
B.2 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. (2017)	B.6 Provide a description of the PHA's progress in meeting its mission and goals	
5. <u>Goal-Ensure equal opportunity and affirmatively further fair housing</u>		
• <u>Objectives</u>		
a) Ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.	Objective met through CCHA's Administrative Plan, Chapter 2, 12/01/12.	Yes, met in 2017
b) Provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.	Objective met through CCHA's Administrative Plan, Chapter 2, 12/01/12.	Yes, met in 2017
c) Ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.	Objective met through CCHA's Administrative Plan, Chapter 2, 12/01/12.	Yes, met in 2017
d) Encourage and counsel Housing Choice Voucher (HCV) applicants to consider housing choices in high opportunity areas.	The HCV department performed briefings at initial lease up and at recertification's for clients to educate them on any changes and reinforce mobility opportunities.	Yes, met in 2017

B.7 Resident Advisory Board (RAB) Comments

B.7 Resident Advisory Board (RAB) Comments

(a) Did the RAB(s) provide comments to the PHA Plan?

- The CCHA does not have any active Resident Advisory Boards at this time.