

<h1>5-Year PHA Plan (for All PHAs)</h1>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 03/31/2024</p>
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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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<p>A.</p>	<p>PHA Information.</p>														
<p>A.1</p>	<p>PHA Name: Housing Authority of the City of Rosenberg PHA Code: TX483 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024 The Five-Year Period of the Plan (i.e., 2019-2023): 2024-2028 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: Information including attachments in regard to the 5-year Plan can be obtained at the administrative office of the PHA located at 117 Lane Drive, Suite 22, Rosenberg, TX 77471 and /or the PHA's website www.RosenbergHA.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="162 1081 1534 1144"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <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		PH	HCV						
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<p>B.</p>	<p>Plan Elements. Required for all PHAs completing this form.</p>														
<p>B.1</p>	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>We, the employees of The City of Rosenberg Housing Authority, through our collaborative efforts to positively enhance and better service this community with integrity, care, great ethical standards, and competence, are committed to provide quality affordable housing and assist residents in achieving economic independence free from discrimination in Fort Bend County.</p>														
<p>B.2</p>	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>RHA GOAL: Increase efforts to ensure equal opportunity in housing. • Strategy 1: Increase the availability of affordable housing that reflects HUD and local requirements • Strategy 2: Encourage the use of our expanded jurisdiction into Fort Bend County, which puts families closer to more job opportunities and makes more housing options available, especially for those with larger family sizes needing more bedrooms • Strategy 3: Reduce language barriers that may hinder access to affordable housing. • Strategy 4: Continue education of Fair Housing Laws • Strategy 5: Apply revised utility allowances • Strategy 6: Public Facility Corporation agreements include allowing at least 5 voucher holders to rent in the complexes that deals are made with. RHA GOAL: Reach more low-income families in the RHA jurisdiction. • Strategy 1: Seek additional vouchers through the Housing Choice Voucher Program, VASH, FYI and Mainstream. • Strategy 2: The RHA has used all vouchers allotted for the year as well as all the HAP that was provided under the ACC and has dipped into the reserve to finish out the year. • Strategy 3: The RHA would like to continue to apply for additional HCV and special purpose vouchers to coincide with our newly expanded jurisdiction into Fort Bend County • Strategy 4: Revise hardship policy to better serve participants RHA GOAL: Transform the way the RHA does business. • Strategy 1: Utilize funding to improve housing stability for vulnerable populations. • Strategy 2: Ensure that landlords and tenants respect the integrity of the program to avoid fraud, waste, and abuse • Strategy 3: Maintaining and improving administration by training staff on section 8 Housing Choice Voucher (HVC), Affirmatively Furthering Fair Housing (AFFH), and Housing Opportunity Through Modernization Act of 2016 (HOTMA) policies and procedures • Strategy 4: Continue a high level of standards and professionalism in our day-to-day management of all the program's components • Strategy 5: Encourage new landlord participation having new landlord briefings every Wednesday at 10 AM and 2PM to work with landlord's demanding schedules. • Strategy 6: Maintain High Performer Status • Strategy 7: Reduce administrative burden by expanding recertifications to once every 3 years, expanding inspections to triennially, and editing the interim policy. • Strategy 8: Serve more areas of need not inherently built into the HCV Program • Strategy 9: As HUD funding continues</p>														

	<p>to be tight, housing agencies are increasingly constrained. RHA seeks to engage in Public Facility Corporations to maximize public and private sector funds and leverage partnerships to grow and diversify financial resources.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>A. Increased the availability of affordable housing that reflect HUD and local requirements. 1.The RHA increased the numbers of available vouchers from 453 to 529 vouchers by participating in other HUD funded housing programs such as VASH, FYI, and Mainstream. 2. Increased initial rent burden to allow for more housing stock. 3. Purchased language translators for the reception and inspector to deal with the language barrier. B. Operate the RHA's current Housing Choice Voucher program between 95-100% occupancy as permitted by the RHA's annual budget authority and net restricted asset account. 1.Successful in maintaining 95-100% occupancy: FY beginning October 1, 2019=99% FY beginning October 1, 2020=99% FY beginning October 1, 2021=100% FY beginning October 1, 2022=99% FY beginning October 1, 2023=98% 2. Annual operating budget authority: \$ 4,371,606 HCV/VASH/FYI \$433,750 Mainstream 3. Utilized fungibility to better serve participants through Moving To Work by eliminating Utility Reimbursement checks and using the additional funds to pay for a full-time inspector C. Improved quality of assisted housing 1. The RHA has been designated as a High Performer for the past 5 years and was awarded MTW status 2. Increased satisfaction of RHA customers including both landlords and tenants D. Expanded the supply of assisted housing 1. Utilized whole jurisdiction of Fort Bend County which greatly increased the availability of affordable housing 2.Increased initial rent burden to allow for more housing stock. 3. Created 5 grouped zip codes using Small Area FMRs for Fort Bend County to allow families more choice outside the local Rosenberg/Richmond Area E. Transform the way the RHA does business 1. Decreased amount of fraud by using HUD's Income Validation Tool 2. Avoided double subsidy cases by identifying applicants receiving housing assistance from other agencies during initial screening 3. Held landlord briefings to educate landlords on their rights, responsibilities, program changes, and future possibilities 4. Participated in landlord outreach meetings 5. Staff attended weekly webinars on new HUD policies and/or trainings for job specific tasks 6. Annually review and train staff on policies and procedures 7. Increased customer satisfaction 8. Reduced administrative burden by eliminating the requirement for asset income. 9. Reduced administrative burden by allowing participants and landlords to earn triennial inspections. 10. Reduced administrative burden by changing all to triennial reexaminations 11. Reduced administrative burden and improved quality of life for participants by adjusting the RHA interim reexamination policy F. Utilize funding to improve housing stability for vulnerable populations 1. Used funds more efficiently by identity areas of waste 2. Created a program for security deposits to help families who are forced to move due to forced moves from the landlord for rent reasonableness.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The RHA has amended the Section 8 Administrative with the required provisions pursuant to the final rule published on November 16, 2016, named Violence Against Women Reauthorization Act of 2013 (VAWA 2013): Implementation in HUD Housing Programs (Docket No. FR-5720-F-03). The RHA complies with the requirements for notification of occupancy rights under VAWA and has established an emergency transfer plan. In 2022 HUD began including human trafficking as part of the list of victims protected under VAWA (as seen in Notices PIH 2022-06, PIH 2022-22, and PIH 2022-24). In the absence of a final rule implementing VAWA 2022 and to mirror HUD's recent usage, The RHA includes human trafficking in addition to domestic violence, dating violence, sexual assault, and stalking The RHA provides landlords, applicants, and participants with information regarding their rights and protections under VAWA at their initial application, at every annual reexamination and at any denial or termination. A VAWA certification form is also provided to landlords and participants. Victims eligible for protection under VAWA will be given the following options: a voucher to PORT to another housing authority or move within RHA jurisdiction, bifurcate the current lease to remove the perpetrator, or request an emergency transfer.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The following actions will be considered a Significant Amendment or Modification to the Five-Year Plan: • A change which would significantly affect rent or admissions policies or the organization of the waiting list. • An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or as a result of a declared emergency (such changes will not be considered significant amendments or modifications by PHCD). The following will be considered a Substantial Deviation from the Five-Year Plan: • A substantial change in the direction pertaining to its goals and objectives. • The undertaking of new programs that do not further the stated mission or goals as set forth in the current Five-Year Plan. An exception to this definition will be made for program activities required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency. In such cases, the administrative/programmatic changes will not be considered as a Substantial Deviation from the Five-Year Plan</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>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.</p>

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