

# Housing Authority of the City of Beaumont

## FY 2026 Annual Plan

PUBLIC COMMENT VERSION

Published May 1, 2025

**Kennedy Andrews**  
Board Chair

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**Allison Landrum**  
Executive Director



# HOUSING AUTHORITY

*of the City of Beaumont, Texas*

## **Summary of Changes to the FY2026 Annual Plan**

**\*\*\*\* All changes required by the Housing Opportunities Through Modernization Act (HOTMA) will be implemented in accordance with HUD guidance. If HUD guidance has not been issued at the time of review, then the 2024 policies and procedures will prevail. \*\*\*\***

### **Changes to the Annual Plan**

- Stated BHA's Violence Against Women Act (VAWA) goals and objectives
- Stated BHA's Affirmatively Furthering Fair Housing (AFFH) goals and objectives
- BHA plans to dispose of one scattered site unit under a de minimus disposition application

### **Changes to the Admissions & Continued Occupancy Plan (ACOP)**

- Added 24CFR Part 100: The Fair Housing Act as an applicable regulation to the ACOP (1-6)
- Allowing a change in family's rent due date to correspond with the receipt of the head of household or spouse/cohead SSI or SSDI benefits as a reasonable accommodation (2-5)
- Updated Live-In Aide policy to include that the PHA will verify the need for a live-in aide, if necessary, with a reliable, knowledgeable professional as provided by the family, such as a doctor, social worker, or case worker, unless the disability-related need is apparent or known to the PHA (3-7)
- Omitted language under Social Security Numbers allowing participants with undisclosed or unverified social security numbers to supply them at their next recertification (3-11)
- Added language under Family Consent to Release of Information noting that Upon the PHA's HOTMA 102/104 compliance date, the information on revocation of consent is added (3-11)
- Changed paragraph on Income Validation Tool paragraph to EIV Reports (3-12)
- Updated Restriction on Assistance Based on Assets including notice that it does not apply until HOTMA 102/104 compliance date and that the HUD published asset limitation increased from \$100,000 for 2024 to \$103,200 for 2025 (3-14)
- Added PHA Policy regarding the definition of Geographic Hardship (3-15)
- Added language on exceptions to calculating net family assets (3-15)
- Added first class mail as a way the PHA will communicate update requests for waiting list (4-5)
- Added language that a regarding offering HCV voucher holders a PH unit if their time period expires or due to an owner failure (4-7)
- Added email as a selection notification method (4-11)
- Added email as an option for submitting a request for exception (5-3)
- Updated Utility Reimbursement PHA Policy that reimbursements will be sent directly to the utility provider (6-36)
- Updated Exhibit 6-4: HUD Established Income Limits (6-49)
- Added Chapter 6.B.: Income and Rent Determination under HOTMA 102/104 (6b-1)
- Added Chapter 7.B.: Verification Under HOTMA 102/104 (7b.1)
- Added sentence under Rent Payments that the lease must contain a provision or addendum that tenants will receive notification at least 30 days before an eviction for nonpayment of rent is filed [24 CFR 966.4(q) (8-4)



# HOUSING AUTHORITY

*of the City of Beaumont, Texas*

- Added Policy on Electronic Nicotine Delivery Systems (ENDS) to Exhibit 8-2: Smoke-Free Policy (8-14)
- Added Chapter 9.B.: Reexaminations Under HOTMA 102/104 (9b-1)
- Added section on PHA Implementation of Community Service (11-7)
- Added language under Failure to Provide Consent noting that Upon the PHA's HOTMA 102/104 compliance date, the PHA Policy on revocation of consent to access financial records is added (3-11)
- Updated Over-Income Limit to include new language regarding determination of whether a family is over-income (13-4)
- Updated PHA Policy Over-Income Limits (13-4)
- Added language to Initial Notice of Over-Income Status that includes guidance on notifications, grace-periods, and hearings (13-5)
- Added language to Final Notice of Over-Income Status that includes guidance on notifications, grace-periods, grievance rights, and NPHOI (13-5)
- Added section on Asset Limitation noting that Upon the PHA's HOTMA 102/104 compliance date, the PHA Policy on Asset Limitation is added (13-13)
- Updated language Lease Termination Notice regarding accessibility, what information notices must include, and grievance hearings (13-19)
- Updated Timing of Notice that PHA will give notice 30 days after failure to pay rent (13-20)
- Updated Exhibit 16-2: Certification of Domestic Violence, Dating Violence, Sexual Assault, Stalking, and Alternate Documentation, Form HUD-5382 (16-20)
- Updated Exhibit 16-4: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383 (16-26)
- Updated Exhibit 16-5: Schedule of Utility Allowances (16-29)
- Updated Exhibit 16-6: Flat Rent Table (16-31)

## **Housing Choice Voucher Administrative Plan Changes**

- Updated History of the Program to add information on the implementation of HOTMA (1-3)
- Changed language from NSPIRE standards to housing quality standards (throughout)
- Updated Contents of Plan to Include Policies on Administering decreases and increases in the payment standard during HAP contract term (1-7)
- Updated section on Reasonable Accommodations to include allowing for exceptions to PHA's subsidy standards and allowing a change in family's rent due date to correspond with the receipt of the head of household or spouse/cohead SSI or SSDI benefits as a reasonable accommodation (2-5)
- Omitted language under Social Security Numbers allowing participants with undisclosed or unverified social security numbers to supply them at their next recertification (3-10)
- Added section on EIV System Searches (3-14)
- Updated section on EIV Income Reports (3-15)
- Updated Restriction on Assistance Based on Assets including notice that it does not apply until HOTMA 102/104 compliance date and that the HUD published asset limitation increased from \$100,000 for 2024 to \$103,200 for 2025 (3-16)
- Added PHA Policy regarding the definition of Geographic Hardship (3-18)
- Added language on exceptions to calculating net family assets (3-18)
- Updated Exhibit 3-3: HUD Established Income Limits (3-31)



# HOUSING AUTHORITY

*of the City of Beaumont, Texas*

- Added first class mail as a way the PHA will communicate notification of selection from waiting list (4-9)
- Updated section on Briefings and Family Obligations to include that the PHA must take reasonable steps to ensure meaningful access by persons with Limited English proficiency. (5-1)
- Updated what must be provided during the Oral Briefing, including information on selecting a unit, how portability works, and reasonable accommodations (5-3)
- Updated what must be provided in the briefing packet, including information on PHA policies exceptions, contact information, reasonable accommodations, family obligations, HUD pamphlet on lead paint, and resources to help families find landlords (5-4)
- Updated Additional Items to Be Included in the Briefing Packet to include grounds on which the PHA may terminate assistance for a participant family because of family actions, requirements for notifying the PHA of changes in income or family composition, and how to file a housing discrimination complaint form (5-5)
- Added Voucher Issuance language that the PHA must issue the family a voucher within 60 days of determining the family's eligibility [24 CFR 982.201(e)]. The income documentation must be dated within 120 days of when it was received by the PHA. However, for fixed-income sources, including Social Security benefits, the documentation must be dated within the appropriate benefit year (5-9)
- Updated section on Alimony and Child Support on verifying payments and how payments or non-payments will affect calculation of income (6-12)
- Updated Utility Reimbursement PHA Policy that reimbursements will be sent directly to the utility provider (6-37)
- Added Chapter 6.B.: Income and Subsidy Determination under HOTMA 102/104 (6b-1)
- Updated PHA Policy on Streamlined Income Determinations (7-4)
- Added PHA Policy that the PHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding. The PHA will verify this preference using the PHA's termination records (7-19)
- Added Chapter 7.B.: Verification Under HOTMA 102/104 (7b.1)
- Added language under Requesting Tenancy Approval that The PHA must identify in the administrative plan whether the family will be permitted to submit more than one RTA at a time. Omitted the use of fax from the ways of communication. (9-2)
- Added to PHA Owned Units that the PHA must obtain the services of an independent entity to perform certain functions as described in 24 CFR (9-3)
- Added language to HAP Contract Execution that any HAP contract executed after the 60-day period is void, and the PHA may not pay any housing assistance payment to the owner, unless there are extenuating circumstances that prevent or prevented the PHA from meeting the 60-day deadline— then the PHA may submit to the HUD field office a request for an extension no later than two weeks after the 60-day deadline (9-7)
- Added entire Section 10.1.B. Family Moves Due to Unit Deficiencies (10-2)
- Updated Voucher Issuance and Briefing to reference information in Chapter 8, Part II (10-6)
- Added PHA Policy regarding Voucher Issuance and Term (10-9)
- Added Chapter 11.B.: Reexaminations Under HOTMA 102/104 (11b-1)
- Added language under Failure to Provide Consent noting that Upon the PHA's HOTMA 102/104 compliance date, the PHA Policy on revocation of consent to access financial records is added (12-2)



# HOUSING AUTHORITY

*of the City of Beaumont, Texas*

- Added section on Income Limitation that comes into effect upon PHA's HOTMA 102/104 compliance date (12-5)
- Added language under Insufficient Funding that The PHA must identify in the administrative plan, in the event of insufficient funding, taking into account any cost saving measures taken by the PHA, a description of the factors the PHA will consider when determining which HAP contracts to terminate first (12-6)
- Changed section labeled Recruitment to Education and Outreach and added ways PHA's can reach potential owners (13-1)
- Added language under Basic HCV Program Requirements that as part of the briefing packet, the PHA is also required to provide a current listing of accessible units known to the PHA (13-2)
- Updated language under Owner Responsibilities to add that A unit is not in compliance with housing quality standards if the PHA or other inspector authorized by the state or local government determines that the unit has deficiencies based upon an inspection, the agency or inspector notifies the owner in writing of the deficiencies, and the deficiencies are not remedied within the appropriate timeframe (13-4)
- Updated section on Breach of Contract to add that if the PHA determines that a breach of the HAP contract has occurred, the PHA must take enforcement action in accordance with 24 CFR 982.404 (13-9)
- Added PHA Policy on special housing types and when they can be used (15-1)
- Updated the sections on Utility Allowance, Space Rent, and Housing Assistance Payment (15-2)
- Added section on Eligible Housing Expenses (15-3)
- Added sections on Distribution of HAP and Single HAP to Family (15-3)
- Updated language to section on Homeownership Assistance Payments and Homeownership Expenses to include the payment standard amount may not be lower than what the payment standard amount was at commencement of homeownership assistance (15-10)
- Completely updated Section 16-II.B. on Payment Standards (16-2)
- Added section on Energy Efficient Utility Allowances (16-7)
- Added multiple sections to 16-III.C Informal Hearings for Participants (16-11)
- Added section and PHA Policy on Criminal Prosecution for Program Fraud/Abuse (16-22)
- Updated Exhibit 16-2: Certification of Domestic Violence, Dating Violence, Sexual Assault, Stalking, and Alternate Documentation, Form HUD-5382 (16-41)
- Updated Exhibit 16-4: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383 (16-47)
- Updated Exhibit 16-6: Payment Standards (16-55)

## **Public Housing Lease**

- Pg. 29- Live-In Aide Addendum

## **Capital Fund**

- Included the Five Year Action Plan

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**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 or 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>Housing Authority of the City of Beaumont</u>      PHA Code: <u>TX023</u>            PHA Type: <input checked="" type="checkbox"/> Standard PHA   <input type="checkbox"/> Troubled PHA            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units <u>557</u>   Number of Housing Choice Vouchers (HCVs) <u>2,067</u>   Total Combined Units/Vouchers <u>2,624</u></b>            PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																							
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Lead PHA:																																	

B.	Plan Elements
B.1	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</li> </ul> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>Eligibility/Selection/Admissions, Rent Determination and Operation/Management policies have all been revised to include the required HOTMA policy changes.</b></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>Demolition or Disposition:</b> BHA plans to use the de minimus disposition tool to dispose of one scattered site unit that is dilapidated.</p> <p><b>Designated Housing for Elderly/Disabled:</b> BHA has three properties designated for elderly – Grandpine Courts, The Crossing and Century Heights</p> <p><b>Conversion of Public Housing to Project Based Rental Assistance Under RAD:</b> BHA will be securing a consultant to explore whether RAD is the appropriate tool to use to transition out of public housing.</p> <p><b>Occupancy by Over Income Families:</b> BHA will not evict over income families from public housing. Should a over income family transition off of public housing, in accordance with HOTMA, we will utilize a Non Public Housing Lease to keep them in occupancy.</p> <p><b>Non Smoking Policy:</b> BHA enforces a non-smoking policy at all BHA owned properties.</p>

	<p><b>Project Based Vouchers:</b> BHA has 12 project based vouchers.</p> <p><b>Units with Approved Vacancies for Modernization:</b> BHA has five scattered sites units in approved modernization status.</p>
B.3	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>Goal #1: Increase The Number of Affordable Units in Our Region Through Self-Development Or In Partnership With Developers.</b></p> <ul style="list-style-type: none"> <li>- <b>Progress on Goal:</b> BHA is currently exploring development opportunities to add new affordable units to its portfolio. BHA has entered a partnership with Foothills Affordable Housing Group to issue bonds to purchase Cypress Bend and Cypress Bend Village Apartments in Beaumont. As part of this bond issuance, the buyer has agreed to designate 75% of the units for low- and moderate-income families with income and rent restrictions. This will add 144 affordable units to the community.</li> </ul> <p><b>Goal #2: Complete the Renovation of Pointe North and Regent I, Both of Which Are Over 15 Years Old.</b></p> <ul style="list-style-type: none"> <li>- <b>Progress on Goal:</b> BHA has submitted applications to the Texas General Land Office for Disaster Recovery Reallocation Grant funding to complete the remodel of both of these properties.</li> </ul> <p><b>Goal #3: Complete Capital Items That Have Been Identified In the Physical Needs Assessments.</b></p> <ul style="list-style-type: none"> <li>- <b>Progress on Goal:</b> Significant work has been done to 5 units in the scattered sites inventory to address the issues identified in the PNA. Additionally, Grandpine Courts has received a new roof in 2025. BHA currently has an IFB published to procure a firm to complete the re-roofing of The Crossing. As noted above, BHA has submitted grant proposals to secure funding to complete the renovation of Regent I and Pointe North.</li> </ul> <p><b>Goal #4: Increase The Number of Participating Landlords With Units in High Opportunity Areas.</b></p> <ul style="list-style-type: none"> <li>- <b>Progress on Objectives:</b> BHA has held landlord orientation meetings to promote the program with prospective landlords.</li> </ul>
B.4	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>Five Year Action Plan for 2024-2028 approved on 2/5/2025.</b></p>
B.5	<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  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The Authority was not provided with the trial balance related to the construction of BHA Trinity Grove and BHA Century Heights and related debt by the development company.</p>
<b>C. Other Document and/or Certification Requirements.</b>	
C.1	<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  <input type="checkbox"/> <input checked="" type="checkbox"/></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>

C.2	<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>
C.3	<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>
C.4	<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  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>	
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></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>

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**There are barriers to mobility and free housing choice for HCV voucher holders including inadequate available housing in populated neighborhoods with access to economic, educational, or other opportunities.**

**BHA is addressing this issue by:**

- Building 400 new rental units in areas of high opportunity.
- Recruiting landlords in areas of high opportunity, including offering incentives to landlords that rent high opportunity located units to voucher holders.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**The public is not sufficiently aware of their Fair Housing rights and how to obtain the assistance necessary to protect those rights.**

To further its commitment to full compliance with applicable Civil Rights laws, BHA will provide access to information regarding fair housing. BHA will:

- Provide information on rights and remedies available under the federal, state and local fair housing and civil rights laws
- Provide information on how to file a fair housing complaint to the Housing Discrimination Hotline
- Provide an explanation of the advantages of moving to an area that does not have a high concentration of low and very low income people

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

**Federal regulations prohibit discrimination against certain protected classes and other groups of people. State and local requirements, as well as PHA policies, can prohibit discrimination against additional classes of people.**

BHA will not discriminate because of race, color, sex, religion, familial status, age, disability or national origin.

BHA will not discriminate on the basis of marital status, gender identity, or sexual orientation.

BHA will not use any of these factors to:

- Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to participate in the public housing program
- Provide housing that is different from that provided to others
- Subject anyone to segregation or disparate treatment
- Subject anyone to sexual harassment
- Restrict anyone's access to any benefit enjoyed by others in connection with the housing program
- Treat a person differently in determining eligibility or other requirements for admission
- Steer an applicant or tenant toward or away from a particular area based on any of these factors
- Deny anyone access to the same level of services
- Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program
- Discriminate in the provision of residential real estate transactions
- Discriminate against someone because they are related to or associated with a member of a protected class
- Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protected class