

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																				
<b>A.1</b>	<p>PHA Name: <u>Temple Housing Authority</u> PHA Code: <u>TX030</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u>          PHA 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 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>All information related to PHA Plans and the planning process, including updates, is available for viewing at the main office of the Temple Housing Authority.</p> <p><input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="196 1052 1456 1444"> <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>Lead PHA: Temple Housing Authority</td> <td>TX030</td> <td>Public Housing, Section 8, Open Market,</td> <td></td> <td>326</td> <td>0</td> </tr> <tr> <td>Belton Housing Authority</td> <td></td> <td>Public Housing, Rural Development</td> <td></td> <td>156</td> <td>0</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: Temple Housing Authority	TX030	Public Housing, Section 8, Open Market,		326	0	Belton Housing Authority		Public Housing, Rural Development		156	0
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<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.																				
<b>B.1</b>	<p><b>Mission.</b> 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>Provide and professionally manage affordable housing of reasonable quality. Administer programs that offer opportunities for low income persons to advance in society. Be a leader and work in partnership with other organizations to help enhance the quality of life for residents.</p>																				

**B.2** **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.

**PHA Goal: Expand the supply of assisted housing**

**Objectives:**

Leverage private or other public funds to create additional housing opportunities:  
Acquire or build units or developments

**PHA Goal: Improve the quality of assisted housing**

**Objectives:**

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing: Demolish 4-6 elderly units to make space for THA office expansion needs in 5-10 years. Demolish Willow Brook Apts. and replace with mixed income development on new site within the next 10 years.

Promote energy conservation by purchasing energy star appliances, by requiring energy upgrades during renovation and implementing Energy Audit recommendations when financially feasible.

**PHA Goal: Increase assisted housing choices**

**Objectives:**

Continue to improve locally owned rental choice to include single family, duplexes and multifamily units.

**PHA Goal: Provide an improved living environment**

**Objectives:**

Implement public housing security improvements.

Operate three (3) community centers to serve resident needs and provide additional programs.

**PHA Goal: Promote self-sufficiency and asset development of assisted households**

**Objectives:**

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve resident employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Provide GED training and scholarships for residents attending higher education or enrolled in other training programs.

**DISPOSITION REVISION:** Dispose of approximately .40 acres of vacant land, through a sale at market value, to Hope for the Hungry who plans to rehabilitate an existing portable building and use to provide services to Belton Housing Authority residents and other area residents.

**DISPOSITION TIMELINE**

Denotes PHA Plan Significant Amendment actions:

7/23/19 Meeting held with City of Belton officials (See attachments)

8/4/19 Advertisement in Temple Daily Telegram detailing disposition plan and availability for public review

8/5/19 Internet Broadcast System resident notification of disposition plan and public comment period

8/14/19 Resident Advisory Board meeting to discuss disposition and receive comments

8/5- 9/18 Public comment 45-day period. Plan available for review and comment

9/24 Board presides over public hearing to receive comments

9/26/19 Meet with Resident Advisory Board to review all comments from public review/hearing for possible inclusion in the amended Plan.

10/30/19 Board approval of amended Plan via resolution

11/1/19 Submit PHA Plan to San Antonio Field Office

After PHA Plan approval is received from the Field Office, the disposition application will be completed and forwarded to the HUD Special Applications Center (SAC) for processing.

	<p>Denotes the estimated number of days after HUD SAC approval that the following major actions will occur:</p> <table border="0"> <tr> <td>Resident Relocation</td> <td>Not applicable- vacant land disposition</td> </tr> <tr> <td>Environmental Review</td> <td>10 days</td> </tr> <tr> <td>Execution of Disposition Sales Contract</td> <td>10 days</td> </tr> <tr> <td>Closing on Disposition Sales Contract</td> <td>30 days</td> </tr> </table> <p><b>PHA Goal: Ensure equal opportunity and affirmatively further fair housing</b>  <b>Objectives:</b>  Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or disability.  Employ a certified ADA Coordinator and provide Fair Housing training for employees annually.</p>	Resident Relocation	Not applicable- vacant land disposition	Environmental Review	10 days	Execution of Disposition Sales Contract	10 days	Closing on Disposition Sales Contract	30 days
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<p><b>B.3</b></p>	<p><b>Progress Report.</b> 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><b>DISPOSITION REVISION – See attachment.</b></p>								
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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><b>DISPOSITION REVISION AMENDMENT– No Changes, however, Belton and Temple Housing Authorities comply with all laws and regulations regarding the Violence Against Women Act and our Occupancy Policy includes compliance requirements. A form is available for applicants to claim a waiting list preference. We work closely with existing residents and their advocates from Adult Protective Services, Temple Crime Victims, etc...to assist in resolving/eliminating violent situations.</b></p>								
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p style="text-align: center;"><b>Temple/Belton Housing Authority</b></p> <p style="text-align: center;"><b>Attachment tx030101</b></p> <p style="text-align: center;"><b>Substantial Deviation/Significant Amendment Definition</b></p> <p>As required in the October 21, 1999 Public Housing Agency Plan Final Rule, 903.7(r), definitions for “Substantial Deviation” and “Significant Amendment or Modification” follow:</p> <p>Substantial Deviation – A major change or alteration to the approved plan.</p> <p>Significant Amendment or Modification – The activities added to the approved plan to correct the substantial deviation.</p> <p>Exception to this definition will be any required mandatory regulatory changes.</p>								

<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input 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> <p><b>RAB Resolution of support is attached and summary of RAB participation is detailed below:</b></p> <p><b>8/14/19 Meeting held by RAB and discussion of disposition of BHA Public Housing property presented by Housing Authority staff. Ten (10) residents attended the meeting and all supported the sale which will enable continued provision of youth services at the location.</b></p> <p><b>9/17/19 Resident Advisory Board resolution of support of property disposition signed by RAB Board Chairperson.</b></p>
<p><b>B.7</b></p>	<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.  See Attachment</p>

Temple TX030

**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 X 5-Year and/or      Annual PHA Plan for the PHA fiscal year beginning 10/01/19, 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).


\_\_\_ Temple Housing Authority \_\_\_  
 PHA Name

\_\_\_ TX030 \_\_\_  
 PHA Number/HA Code

\_\_\_x\_\_\_ Annual PHA Plan for Fiscal Year \_\_\_2020\_\_\_

\_\_\_x\_\_\_ 5-Year PHA Plan for Fiscal Years \_\_\_2020 - 2024\_\_\_

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

	
Name of Authorized Official <b>Steve Wolfe</b>	Title <b>Board Chairperson</b>
Signature	Date

**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, Tim Davis, the Mayor of the City of Temple, Texas  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
Temple 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  
City of Temple, 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.

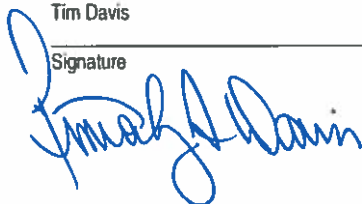
The housing provided helps meet the needs for low- and extremely-low income households.  
Properties are well maintained and services are provided to meet needs of the population served.

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

Tim Davis

Signature



Title

Mayor

Date

8-18-2020

**Civil Rights Certification**  
*(Qualified PHAs)*

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working 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.

Temple Housing Authority

TX 030

PHA Name

PHA Number/HA Code

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 Barbara B. Bozon, CPA

Title Executive Director

Signature



Date

8/17/20



(Final Report)

## 5 Year Goal Tracking Data – CTHC (THA/BHA)

(2015-2019)

### Goal 1: PHA Goal: Expand the supply of assisted housing

#### Objectives:

Leverage private or other public funds to create additional housing opportunities;

Acquire or build units or developments

Act as leader of partnership to build single family affordable homes for purchase by low income families

#### Baseline Data: (As of 6/30/15)

1. As of 3/31/15, 427 homes have been purchased and three units are under construction.

#### Results:

1. As of 1/31/16, 429 homes have been purchased, completed construction of three units and purchase of scattered site unit is pending.
2. As of 3/1/17, 434 homes have been purchased and the purchase of 8-unit scattered site is complete.
3. As of 12/5/17, 437 homes have been purchased.
4. As of 3/15/18, 437 homes have been purchased and the renovation of a new 8-unit property (French Crossing) is complete.
5. As of 12/31/18 the home ownership program was terminated. A total of 438 homes were purchased.
6. As of 3/16/20 renovation of a new 18-unit property (Calhoun Square Apartments) is progressing.

### Goal 2: PHA Goal: Improve the quality of assisted housing

#### Objectives:

Renovate or modernize public housing units;

Demolish or dispose of obsolete public housing: Demolish 4-6 elderly units to make space for THA office expansion needs in 5-10 years. Demolish Willow Brook Apts. and replace with mixed income development on new site within the next 10 years.

Promote energy conservation by purchasing energy star appliances, by requiring energy upgrades during renovation and implementing Energy Audit recommendations when financially feasible.

#### Baseline Data: (As of 6/30/15)

1. As of 3/31/15, high efficiency HVAC has been installed in all units at BHA and all units have been modernized since 2000. Continuing to operate all community centers. All refrigerators at both Authorities are now Energy Star rated, replacement windows installed were high efficiency models.

#### Results:

1. As of 1/31/16, 10 units are having HVAC units replaced with high efficiency rated systems. All three community centers continue operations.
2. As of 3/1/17, 76 units at JMH are having kitchen cabinets replaced and dryer connections installed.
3. As of 12/6/17, 98 units at JMH and CV have new kitchen cabinets and dryer connections installed.
4. As of 3/15/18, 98 of 126 units at JMH and CV have new kitchen cabinets and dryer connections installed and plans/specs are ready for review. Sixty (60) of 226 units have had high efficiency rated HVAC systems installed. All three community centers continue operations.

5. As of 2/12/19 All JMH and CV units have new kitchen cabinets, energy efficient HVAC systems and dryer connections installed. Multiple work items contained in the Energy Audits, i.e. exterior door weather stripping installation, water heater heat setting adjustments, were completed and others such as HVAC replacement and installation of ceiling insulation have been completed or added to work plans. Diligent work has been completed to increase energy efficiency, and energy scores from the 2018 HUD Energy Use Benchmarking Tool calculation, when compared to peer buildings/sites, were significantly higher in all AMPs.
6. As of 3/16/20, landscaping improvements at AL/RAT are completed, Fire pump controller was replaced at FGH, and parking lots were resurfaced/resealed and ADA compliance work was completed.

**Goal 3: PHA Goal: Increase assisted housing choices**

**Objectives:**

Continue to improve locally owned rental choice to include single family, duplexes and multifamily units.

Maintain partnership in Assets for Independence (AFI) grant program to leverage savings to increase down payment amounts for homeownership.

**Baseline Data: (As of 6/30/15)**

1. As of 3/31/15, 427 homes have been purchased and three units are under construction.

**Results:**

1. As of 1/31/16, 429 homes have been purchased, completed construction of three units and purchase of scattered site unit is pending. Five residents are active in the AFI program.
2. As of 3/1/17, 434 homes have been purchased, purchase of 8-unit scattered site is complete.
3. As of 12/6/17, 437 homes have been purchased.
4. As of 3/15/18, 437 homes have been purchased and the renovation of an 8-unit scattered site (French Crossing) is complete. Seven (7) residents are active in the AFI program.
5. As of 12/31/18 the home ownership program was terminated. A total of 438 homes were purchased. Eight (8) residents are active in the AFI program.
6. As of 3/16/20 renovation of a new 18-unit property (Calhoun Square Apartments) is progressing.

**Goal 4: PHA Goal: Provide an improved living environment**

**Objectives:**

Implement public housing security improvements.

Operate three (3) community centers to serve resident needs and provide additional programs.

**Baseline Data: (As of 6/30/15)**

1. As of 3/31/15, demographic analysis on-going on quarterly basis
2. Temple Police COPS units on-site at Crestview Homes

**Results:**

1. As of 1/31/16, the Temple Police COPS unit is operating from the Friendship House community center adjacent to Crestview Homes.
2. As of 3/1/17, working to form partnership with City of Temple regarding installations of exterior cameras at several sites.
3. As of 3/15/18, exterior camera system partnership with the City was not able to be completed due to system design issues. The Temple Police COPS unit continues to operate from the Friendship House.
4. 6/31/19 All three community centers continue to operate.
5. 3/16/20 All three community centers continue to operate.

**Goal 5: PHA Goal: Promote self-sufficiency and asset development of assisted households****Objectives:**

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve resident employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Provide GED training and scholarships for residents attending higher education or enrolled in other training programs.

Maintain partnership in Assets for Independence (AFI) grant program to leverage savings amounts for resident business creation and/or costs for higher education.

**Baseline Data: (As of 6/30/15)**

As of 3/31/15

1. THA: 54% employable residents employed, 38 enrolled in training, 22 students enrolled in GED.
2. BHA: 58% employable residents employed, 6 enrolled in training, 0 students enrolled in GED.
3. Friendship House, Rose Hall and Belton Resident Center are operational.

**Results:**

1. 1/31/16 Friendship House, Rose Hall and Belton Resident Center are operational.  
THA: 61% employable residents employed, 73 enrolled in training, 4 students enrolled in GED.  
BHA: 62% employable residents employed, 7 enrolled in training, 0 students enrolled in GED.
2. 3/1/17 Friendship House, Rose Hall and Belton Resident Center are operational.  
THA: 56% employable residents employed, 40 enrolled in training, 3 students enrolled in GED.  
BHA: 56% employable residents employed, 10 enrolled in training, 0 students enrolled in GED.
3. 3/15/18 Friendship House, Rose Hall and Belton Resident Center are operational.  
THA: 51% employable residents employed, 46 enrolled in training, 1 student enrolled in GED.  
BHA: 61% employable residents employed, 4 enrolled in training, 0 students enrolled in GED.
4. 12/31/18 Friendship House, Rose Hall and Belton Resident Center are operational.  
THA: 81% employable residents employed, 42 enrolled in training, 3 students enrolled in GED.  
BHA: 71% employable residents employed, 4 enrolled in training, 1 students enrolled in GED.
5. 6/31/19  
THA: 74% employable residents employed, 42 enrolled in training, 2 students enrolled in GED.  
BHA: 67% employable residents employed, 2 enrolled in training, 0 students enrolled in GED.
6. 3/1/20  
THA: 72% employable residents employed, 29 enrolled in training, 3 students enrolled in GED.  
BHA: 78% employable residents employed, 4 enrolled in training, 0 students enrolled in GED.

**Goal 6: PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

**Objectives:**

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or disability.

Employ a certified ADA Coordinator and provide Fair Housing training for employees annually.

**Baseline Data: (As of 6/30/15)**

1. As of 3/31/15, 427 homes have been purchased.
2. A certified ADA Coordinator is employed and employees receive Fair Housing training annually.

**Results:**

1. As of 1/31/16, one two bedroom unit has been renovated to be ADA compliant to meet resident identified needs.
2. As of 2/15/17, all employees attended Fair Housing training
3. As of 3/15/18, 437 homes have been purchased. ADA Coordinator was recertified on 5/1/17 and attended Fair Housing Specialist training 10/24/17 - 10/26/17. All employees are scheduled to attend Fair Housing training on 4/9/18.
4. As of 12/31/18 the home ownership program was terminated. A total of 438 homes were purchased. All employees attended Fair Housing training on November 13, 2018.
5. Fair Housing training is scheduled for April 14, 2020 for all employees.

**Public Hearing Comments for review by RAB for inclusion in the Capital Fund Plan:**

The following comments will be considered:

WB – add new playground

*\$40,000*

WB – add cover for existing and proposed playground

*\$25-30,000*

- WB – Add ventilation to bathrooms to prevent mildew growth

*\$6,000*

*BRP thinks we have fans in bathrooms, James to talk w. Ms. Rios, WB*

The remaining comments received were work order related and will be handled through that process.

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS FOR  
CENTRAL TEXAS HOUSING CONSORTIUM  
HELD ON JULY 22, 2020

8/13 RAB  
mtg

On the 22<sup>nd</sup> day of July 2020 at 3 p.m., the Board of Commissioners of the Central Texas Housing Consortium convened at Rose Hall, 107 North 9<sup>th</sup> Street, Temple, Texas, for their regular meeting. The meeting was called to order by Steve Wolfe, Chair, and the following members of the body were also present:

COMMISSIONERS: Patricia Bogdan-Lawson, Kathy Brandner, Linda Angel, John Cunningham, and Andrew Garcia

ABSENT: Todd Schiller

STAFF PRESENT: Barbara Bozon, Executive Director; Stacie Kline, Chief Financial Officer; Carrie Kline, Deputy Director; James Bozeman, Director of Housing; Lloyd Hall, Maintenance Director; Sharon Sapp, Director of Services; and Joanne Wood, Administrative Assistant

ALSO PRESENT: Jamie Levy – BHA  
Sarah Pierce – Jonathan Moore  
Mark Cyr – Autumn Leaves  
Marc Medley – Frances Graham Hall  
Theresa Simpson – Frances Graham Hall  
Lillie Mullen – BHA  
Morgan Rios – Willow Brook  
Tenevia Tolden – Willow Brook  
Maribel Serra – BHA via telephone

After an invocation by Mr. Wolfe, the following business was transacted.

**PUBLIC HEARING FOR PHA PLAN AND CAPITAL FUNDS PROGRAM.** Mr. Wolfe opened the public hearing. Carrie Kline reviewed the purpose of the Public Hearing and the PHA Plan process. After presenting goals and results in addition to planned projects, she asked for resident comments and advised them that individual concerns should be addressed with the appropriate Complex Manager. Resident comments/questions and responses included:

- Ms. Rios asked if a new playground can be considered for Willow Brook. She said the current playground does not have a cover for shade and it also does not have playground equipment such as slides or swings and there is barely any mulch left in the playground area. She added that many residents there have children and the playground will be well used. Ms. Rios also asked whether a small window can be installed in the bathrooms to allow ventilation and prevent a buildup of humidity resulting in mildew growth. She also mentioned that there is not enough parking at Willow Brook and that homeless persons have been coming onto the property, especially at night. Ms. Bozon responded that she met with new Temple Police Chief Shawn Reynolds earlier that day and they had talked about that issue. She said Chief Reynolds will look into Temple Police doing more patrols in that area and also issuing criminal trespasses. Ms. Rios' last comment was about the roof and ceiling needing to be replaced because of wood ants, which have caused damage to the roof and ceiling.
- Ms. Pierce referred to the porch improvement project for Jonathan Moore. She asked whether the screens doors can be adjusted while the project is being done so that there are no gaps between the screen doors and the concrete.

Ph...  
in the...  
unit...

7/12/20  
Issued  
WJL

Res. to  
Hill...  
Summers  
Council. See  
for page 2

7/28/20  
LH for  
extension  
of prop  
+ didn't  
see any  
wood in  
BBQ area  
He said  
didn't he  
wasn't  
order to  
center  
the unit

With no further questions and comments, Ms. Kline closed the Public Hearing. She said the next step will be to meet with the Resident Advisory Board to address the comments received today. She thanked the residents for their attendance and participation.

**DRAWING FOR DOOR PRIZES.** Ms. Sapp explained that an Autumn Leaves resident who is involved in the upkeep of its community garden had prepared two containers of vegetables harvested from the garden to show the Commissioners. The two containers were presented to Mr. Cyr and Mr. Medley through a prize drawing process.