



# ROBESON COUNTY HOUSING AUTHORITY PLANS

Public Housing Authority,  
Moving to Work & Capital  
Funds

2024 -  
2025

**PRESENTED BY :**  
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# PHA PLAN 2026-2027

## Public Housing Authority

### **PUBLIC HOUSING PHA PLAN – NO SIGNIFICANT AMENDMENTS**

The Robeson County Housing Authority (RCHA) prepares a Public Housing Agency (PHA) Plan each year in accordance with HUD regulations. The PHA Plan describes the agency's overall mission, goals, policies, and programs for administering Public Housing and Housing Choice Voucher assistance.

For Fiscal Year 2026, RCHA is not proposing any Significant Amendments to its Public Housing PHA Plan as defined by HUD. The agency's fundamental policies regarding:

- Admissions
- Occupancy
- Waiting lists
- Rent determination (outside of MTW-approved flexibilities)
- Grievance procedures
- Lease enforcement
- Resident participation

will remain unchanged.

#### **How this relates to MTW**

As an approved Moving to Work (MTW) agency, RCHA implements certain rent, recertification, and housing development activities through its HUD-approved MTW Supplement, not through the standard PHA Plan.

The MTW activities being proposed for FY 2026 – including standardized deductions, three-year reexaminations, inspection frequency changes, and housing development activities – are governed by HUD's MTW statutory authority and are presented separately in the MTW Supplement for Public Review.



# PHA PLAN 2026-2027

## Public Housing Authority

Because these activities are authorized under MTW and processed through the MTW Supplement, they do not constitute Significant Amendments to the Public Housing PHA Plan.

### **WHAT THIS MEANS FOR RESIDENTS**

Residents will still have the opportunity to review and comment on:

- The MTW Supplement
- Any proposed MTW changes

However, no separate Significant Amendment hearing is required for the regular PHA Plan because RCHA is not changing its core Public Housing policies outside of MTW authority.



# MTW PLAN 2026 - 2027

## Moving to Work

### **Robeson County Housing Authority (RCHA) Moving to Work (MTW) Supplement — New and Modified Activities for Public Review**

RCHA is an approved Moving to Work (MTW) agency. MTW allows housing authorities to implement alternative rent, recertification, and development strategies to improve cost efficiency, support family self-sufficiency, and expand housing options.

For FY 2026, RCHA will continue all previously approved MTW activities. The following items represent new or modified MTW activities for Public Housing and are presented for public review.

#### **1) MTW ACTIVITY 1.T — STANDARD DEDUCTIONS (PUBLIC HOUSING)**

Waiver Name: Standard Deductions (PH)

RCHA will implement a single MTW standardized deduction for all Public Housing households in place of multiple HUD-required, expense-based deductions.

#### **Key Policy**

- \$6,000 annual deduction (\$500 per month)
- Applies to all households, including elderly and disabled
- Replaces medical, childcare, and disability assistance deductions
- Rent formula:  $(\text{gross annual income} - \$6,000) \div 12 \times 30\%$
- Hardship policy available

#### **HOW THIS SUPPORTS MTW GOALS**

- Cost efficiency: Eliminates verification of receipts and complex calculations, reducing errors and staff time.
- Self-sufficiency: Rent predictability encourages families to increase earnings without fear of sudden rent spikes.
- Housing stability: Simpler rules reduce disputes and improve compliance.



# MTW PLAN 2026 - 2027

## Moving to Work

### **2) MTW ACTIVITY 3.A – ALTERNATIVE REEXAMINATION SCHEDULE (PUBLIC HOUSING)**

RCHA will continue its MTW-approved three-year reexamination cycle and synchronize all households to a single reexamination month.

#### **Key Policy**

- One-time full reexamination effective July 1, 2026
- Next full reexamination July 1, 2029
- One interim per year for 10% income decrease
- Interims for household composition changes only
- Income increases do not trigger reexams

#### **HOW THIS SUPPORTS MTW GOALS**

- Cost efficiency: Reduces the number of recertifications and administrative workload.
- Self-sufficiency: Allows families to earn more without immediate rent increases.
- Program integrity: Synchronization reduces missed or late recertifications.

### **3) MTW PROPERTY PRESERVATION ENHANCEMENT – QUARTERLY INSPECTIONS (NON-WAIVER MTW ACTIVITY)**

RCHA will increase unit inspections from two to four per year.

#### **HOW THIS SUPPORTS MTW GOALS**

- Cost efficiency: Early identification prevents expensive repairs.
- Housing quality: Protects resident health and safety.
- Asset preservation: Extends the useful life of public housing.



# MTW PLAN 2026 - 2027

## Moving to Work

### 4) MTW ACTIVITY 17.C — HOUSING DEVELOPMENT PROGRAMS

#### WAIVER NAME: HOUSING DEVELOPMENT PROGRAMS (LOCAL, NON-TRADITIONAL ACTIVITIES)

RCHA will use MTW funds to develop, rehabilitate, and preserve affordable housing.

Projects:

- Caton Cove supportive housing (completion August 2026)
- Westgate Terrace rehabilitation

#### HOW THIS SUPPORTS MTW GOALS

- Housing choice: Adds new supportive housing and preserves existing units.
- Cost efficiency: Rehabilitation is more cost-effective than replacement.
- Self-sufficiency: Supportive housing helps residents stabilize and move forward.

### 5) MTW ACTIVITY 15 — ACQUISITION WITHOUT PRIOR HUD APPROVAL (PUBLIC HOUSING)

RCHA will acquire a single-family transition home for Family Self-Sufficiency (FSS) participants.

#### HOW THIS SUPPORTS MTW GOALS

- Self-sufficiency: Helps families transition toward independent living and homeownership readiness.
- Housing choice: Creates an option outside of traditional public housing.
- Cost efficiency: Frees up public housing units for families on the waiting list.

### 6) CONTINUATION OF EXISTING MTW ACTIVITIES

- All previously approved MTW activities will remain unchanged.



# CFP PLAN

2026-  
2027

## Capital Funds

CAPITAL FUNDING YEAR (S)	PROJECT	AMOUNT
2024	Tree Removal & Landscaping PHA Wide	\$61,500
2024 & 2025	Fences Around Playgrounds (PHA Wide)	\$25,000
2025	Entry Signs Morgan Britt Office & McColl Page Plaza	\$15,000
2023 & 2024	Paving ( Morgan Britt Main office & Benton Court	\$250,000
2023 & 2024	Caton Cove ( 15 New Units for Youth Aging out of Foster Care)	\$1,000,000
2025 & 2026	Westgate Rehab	\$1,070.000
2025 & 2026	Add Additional Cameras PHA Wide	\$25,000
2025 & 2026	Roof and siding at Benton Court	\$383.000
	<b>TOTAL</b>	<b>2,889.500</b>



Live. Work. Play. Grow

