



ROBESON COUNTY HOUSING AUTHORITY

PLANS

Public Housing Authority,
Moving to Work & Capital
Funds



FY 26 - 27

PRESENTED BY :

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PHA PLAN FY 2026-2027

Overview

For Fiscal Year 2026–2027, the Robeson County Housing Authority (RCHA) will utilize this PHA Plan as the primary framework for the implementation of public housing operations, Moving to Work (MTW) initiatives, and Capital Fund Grant activities for the funding years covered by the plan. This document serves as a comprehensive guide for program administration, strategic planning, and resource allocation to ensure the effective delivery of safe, decent, and affordable housing.

The Plan outlines RCHA's goals, policies, and planned actions related to property management, capital improvements, resident services, and MTW program innovations, while maintaining full compliance with HUD regulations and federal requirements. It also establishes performance benchmarks, funding priorities, and operational strategies designed to enhance housing quality, promote resident self-sufficiency, and improve overall agency efficiency.

Through the implementation of this Plan, RCHA will coordinate public housing activities, modernization efforts, and MTW flexibility to address local housing needs, support long-term asset preservation, and expand opportunities for residents. This Plan will serve as the guiding document for decision-making, program evaluation, and continuous improvement during the fiscal years identified.



PHA PLAN FY 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.



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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 FY 2026 - 2027

Moving to Work

1) 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.

2) 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 FY 2026 - 2027

Moving to Work

3) 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.

4) 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.

5) CONTINUATION OF EXISTING MTW ACTIVITIES

- All previously approved MTW activities will remain unchanged.



CFP PLAN

Capital Funds

FY
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In Fiscal Year 2026-2027, RCHA will use capital funds grants from years 2024-2026 to carry out the following capital fund projects.

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
	TOTAL	2,889.500



Live. Work. Play. Grow

