



Live



Work



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Grow

Annual Civil Rights Certification & 5 YEAR PLAN

2019-2024

Robeson County Housing Authority
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Submission Date: April 17, 2019



ATTACHMENTS

2019-2024

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The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies. Annually, qualified PHAs submit a Civil Rights Certification.



Form HUD 50077-CR: Civil Rights Certification of the public housing program

ATTACHMENT A

Robeson County Housing Authority is a qualified PHA. A Qualified PHA has 550 or few public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled. The Housing and Economic Recovery Act (HERA), title vii, small public housing authority's paperwork reduction act exempted qualified PHAs from the annual plan requirement.

Annually, qualified public housing agencies are required to make a Civil Rights certification of the public housing program in accordance with 5A of the Act, as amended by HERA, on form HUD-50077-CR, Civil Rights Certification.

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.

Robeson County Housing Authority
PHA Name

NC084
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

Title

Signature

Date



ATTACHMENT B

Form HUD 50075-5Y: 5-Year Public Housing Authority (PHA) Plan.

The 5-Year PHA Plan 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.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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.

A. PHA Information.	
A.1	<p>PHA Name: <u>Robeson County Housing Authority</u> PHA Code: <u>NC084</u></p> <p>PHA Plan for Fiscal Year Beginning: 07/2019</p> <p>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>The public may view a copy of the Plan beginning April 1, 2019 at the Administration office of the Authority, 100 Oxendine Circle, Lumberton, NC 28360 between the hours of 8:30 am and 5:00 pm Monday through Friday. They may also view the draft by visiting the Authority's website at www.Robesonha.org.</p>

The Robeson County Housing Authority will accept written comments through 5:00 pm, May 1, 2019. Written comments should be addressed to: Robeson County Housing Authority, 100 Oxendine Road, Lumberton, NC to discuss the plan.

The final version of the PHA Plan will be available July 1, 2019 online at www.Robesonha.org and at the offices of the Authority: Administration Office/ Morgan Britt - 100 Oxendine Circle, Lumberton; Benton Court- 100 Martin Luther King Street Rowland; McColl Page- 426 North 2nd Street, St. Paul's; and West Gate Terrace- 103 McManus Street, Red Springs.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					
N/A	N/A	N/A	N/A	N/A	N/A

B. 5 Year Plan. Required for all PHAs completing this form.

B.1 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.

“Live, Work, Play, Grow” is the vision Robeson County Housing Authority has for its residents living in our housing communities, throughout Robeson County. It is our quest to fulfill this vision by providing affordable decent, safe, and sanitary housing opportunities to low and moderate-income families, including elderly and handicapped persons, while supporting programs to foster economic self-sufficiency. We create pathways out of homelessness through empowerment, education, and advocacy.

B.2	<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>Goal 1: By June 30, 2024, improve Communication PHA wide with all resident through the use of technology.</p> <p>RCHA will:</p> <ul style="list-style-type: none"> • Develop a website that will include a calendar of events, application, meeting notices and pertinent information. • Create a social media account (Facebook) that will provide current information to residents. • Partner with an internet provider that will offer services to residents at a low cost. Conduct a technology resource and educational Fair for residents that will provide them with information about the use of technology and how they can obtain services at low cost <p>Goal 2: By June 30, 2024, increase the availability of decent, safe and affordable housing</p> <p>RCHA will:</p> <ul style="list-style-type: none"> • Maintain/improve on REAC Inspections though staff/maintenance training and continual process improvement. • Utilize careful planning and administration of the Capital Funds, along with strategic planning of preventative maintenance and assignment of the existing resources to provide public housing that is of the highest quality and value possible • Seek out options for rehab of our Federal Family Housing site • Enhance the security at all complexes by installing state of the art security systems. • Partner with outside agencies to provide training on safety to residents • Work to establish a Neighbor Watch Chapter PHA Wide. • Seek opportunities to increase supply of assisted housing through partnerships with development companies and finance Groups. <p>Goal 3: by June 30, 2024, improve the application process for all eligible applicants through the use of technology and integrated systems</p> <p>RCHA will:</p> <ul style="list-style-type: none"> • Expediate the application process by purchasing the online application module from Lindsey and use iPads to enroll applicants in house. • Purchase the "My Waiting List" module from Lindsey to inform potential tenants about the application status. • Develop a system for move ins which will include a digital orientation for new tenants.
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Goal 4: By June 30, 2024, establish partnerships with up to 10 agencies that will assist families with becoming economically self-sufficient.

RCHA will:

- Enhance community collaboration by creating up to 10 MOUs with agencies throughout the county.
- Conduct a community meeting to establish potential partners.
- Organize Family Self-Sufficient (FSS) workshops centered around essential services for self-sufficiency in education, training, employment and money Management.
- Link participants to services and programs that help to improve parental engagement, effective supervision, and school involvement.

Goal 5: By June 30, 2024, enhance the quality of life for residents, specifically youth and seniors by establishing ongoing programming.

RCHA will:

- research funding opportunities and apply for grants.
 - Partner with community agencies that work with youth to implement after school or summer programming.
 - Promote the arts by implementing a talent showcase and art classes.
 - Establish a community garden by partnering with Robeson County Health Department- Health Education Division or Cooperative Extension that will be managed by Senior Residents.
 - Conduct safety education programs for youth residences & their parents (Bike Rodeo, Stranger Danger, Summer Safety & etc.).
- Partner with organizations that will conduct monthly activities for Senior Residents

Goal 6: By June 30, 2024, strive to operate at a high level of efficiency through the use technology, training, and monitoring.

RCHA will

- Utilize electronic deposits which will maximize staff time and eliminate off site bank deposits.
- Implement continuous improvement of staff performance and satisfaction through a performance measurement system; providing training and guidance materials.
- Maintain high performer status under the Public Housing Management Assessment (PHAS) score
- Establish a nonprofit arm of the agency in an effort to expand opportunities for non-federal funds that will support the agency's effort to successfully carry out the mission of RCHA.
- Move from a paper-based system to an electronic record system.
- Implement a debit reconsolidation program to recoup uncollected monies from former Tenants.

Goal 7: By June 30, 2024 -Ensure equal opportunity and affirmatively further Fair Housing

RCHA will:

- Continue to undertake affirmative measures by enhancing our self-assessment processes, outreach and other collaboration with HUD Fair Housing and other involved service providers to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity.
- Comply with all VAWA requirements and any applicable amendments.
- Undertake affirmative measures to ensure accessible housing to applicants and participants through established processes for consideration and granting of reasonable accommodations, modifications, and prioritized unit transfers when a transfer is the best available option.
- RCHA will utilize "My Waitlist" an automatic and transparent system that will notify individuals about their status and ensure applicants are selected fairly.

B.3 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.

Robeson County Housing Authority 5-year plan for the years 2014-2019 included four goals. 1) Increase the availability of decent, safe, and affordable housing 2) Improve quality of life of residents through the use of community partnerships and collaboration with stakeholders. 3) Promote self-sufficiency and asset development of families 4) Ensure equal opportunity in housing.

Over the past five years Robeson County Housing Authority has implemented numerous projects and adopted several policies to reach the goals outlined in the 5-year plan.

RCHA successfully obligated and spent capital funds 2013 – 2016 according to Hud guidelines. The funds were used to complete several landscaping projects, unit and office renovations (flooring, closet doors, outside doors, painting, gutters, cutoff valves and AC replacement) and to purchase equipment for both dwelling and non-dwelling structures. RCHA is the process of obligating & spending 2017 and 2018 capital funds.

In 2014 RCHA received a grant from the NC Community Foundation. This grant was used to implement after school programming for youth at Morgan Britt.

On June 30, 2018 RCHA adopted a Smoke Free Housing Policy. In 2017, RCHA partnered with the Robeson County Health Department to implement several activities to prepare current residents and the community for the policy change. The following activities were conducted:

- January 24 & 25 2017, Resident Advisory Council held meetings at all sites to discuss smoke free policy.
- In May 2017, Staff was educated about the Smoke Free Policy and a Smoke Free Survey was sent to all residents in rent statements to receive input about the smoking policy.
- October 16, 2017, Management Team meeting held and smoke free policy implementation discussed with Department Directors and RCHA Board members about the Smoke Free Policy.
- February 19, 2018 the Smoke Free Policy Approved by RCHA Board. In March, Smoke Free Signage Placed in Administration offices at all site informing residents that we're going smoke free.
- April 16, 2018 Phone Conference with Ernest Watts, Region 8 Tobacco Lead to discuss smoke free policy implementation and completed Lease Amendment and updated ACOP, created Violation Plan and Compliant Plan.
- In May, Public Housing Hearings for residents were held. The Hearings was conducted at all site locations and the purpose of the hearings were to education residents about the policy and enforcement measures. Also, RCHA
- received input from the residents and got lease amendments signed.
- In June, Steven Ganes, NC Tobacco Branch Cessation Trainer conducted Smoking Cessation Presentations at all sites and RCHA created a resource table at all sites that includes information pertaining to the Smoke Free Policy and smoking cessation.
- June 15th 2018, smoke free yard signs were placed through complexes at all sites.
- July 30th, 2018 RCHA Smoke Free Policy went in effect.
- August 3, 2018 Kick -Off event was held with RCHA Staff, Community Partners & Residents.

On June 19, 2017 RCHA revised its VAWA Policy and implementation Plan. Staff was trained on the new VAWA requirements and residents receive information about the revisions in the agency's newsletter and website.

In effort to enhance the self-sufficiency and asset development of families. RCHA partnered with Robeson Community College to conduct Adult Basic Education classes at the Westgate Terrance location. Additionally, RCHA offered a one on one budget development class for residents that inspire to transition from public housing to home ownership. The class was conducted on a at needed basis by RCHA's Finance Director.

	<p>To ensure equal housing opportunity for all Americans, RCHA amended the eligibility for admission requirements in the Admission and Continued Occupancy Policy (ACOP). The revised policy reduced the length of denial period from 5 years to 3 years for procession of a controlled substance or use of a controlled substance, intent to sell of controlled substance or deliver of a controlled substance, felony assault and armed robbery.</p> <p>In 2016 and 2018 Robeson County was tremendously impacted by hurricanes, Matthew and Florence. Robeson County was declared a disaster county after each storm. During these times, RCHA partnered with several community agencies and other housing authorities to grant preferences to families of federally declared disasters who were in public housing. The preference remained in place until the emergency no longer existed.</p>
<p>B.4</p>	<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 Robeson County Housing Authority (RCHA) is acting in full accordance with the Violence Against Women Act (VAWA). In 2017 RCHA revised its VAWA Policy and implementation Plan. The updated policy was approved by the Board of Commissioners on June 19, 2017.</p> <p>We are committed to ensure the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by RCHA. We will provide and maintain housing opportunities for these types of victims and collaborate with law enforcement authorities, victim service providers to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence or stalking. As outlined in our VAWA plan, RCHA will not deny assistance to victims due to verifiable domestic violence, dating violence and/ or stalking as defined in our VAWA plan. The RCHA staff has received training about the protections afforded by VAWA and are alert to the various circumstances in which participants may need VAWA protections. RCHA established a Memorandum of Agreement (MOA) with Southeastern Violence Center (SVC). SVC has agreed to conduct trainings about domestic violence with residents; and provide victims with counseling and other needed assistance and resources. The RCHA includes information about VAWA on the agency's website and in its application package. The VAWA information provided to applicants and participants consists of the Notice of Occupancy Rights (HUD 5340) and Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking (HUD 5382)</p>

B.5	<p>Significant Amendment or Modification. Provide</p> <p>a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Robeson County Housing Authority that fundamentally change the mission, goals, objectives, or budget of the agency. These changes require input from the Resident Advisory Board, a 45-day public review period, a meeting open to the public and approval from the Robeson County Housing Authority Board of Commissioners.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N</p> <p><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>See Attachment B.1: Resident Advisory Comments</p>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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> <p>See Attachment B.2: Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</p>



ATTACHMENT B.1

Resident Advisory Board (RAB) Comments for 5-year plan (2019-2024) & PHAs narrative describing analysis of the RAB recommendations and the decisions made on these recommendations.

Resident Advisory Board Comments

BC = Benton Court, WG = West Gate Terrace, MP = McColl Page Plaza & MB= Morgan Britt

BC	1. Outside resources -None Mentioned. Staff was knowledgeable. Staff informed residents about what was needed and the next steps of process.
WG	1. Outside resources -None Mentioned. Staff was knowledgeable. Staff informed some residents about what was needed and the next steps of process. Most Residents had to call to be informed about their status.
MP	1. Outside resources for rent assistance and utilities like the Lumbee Tribe. a) Staff was knowledgeable. b) The address for St. Pauls was not recognized by the Utility Company c) No, Staff did not walk tenant through apartment before signing move in inspection. Staff did not keep tenant informed about the status of Waiting List.
BC, WG & MP	2. Intake process, transfers, and follow up on transfers a) Move in process- Waiting list is long and no one contacted for updates or to be removed from waiting list b) Application process was smooth- knew information that was needed to complete (Birth Certificates, Social Security Cards, Picture ID) c) 5 years was the longest time and 3 months was the shortest for an apartment
BC	Services for Residents included: the GED Program or High School Equivalency, the High School Equivalency program is committed to promoting educational opportunities to the diverse populations of Robeson

	County and the surrounding regions. Also obtaining driver's license is a goal and would help with better jobs.
WG	Services for Residents included: the GED Program or High School Equivalency, the High School Equivalency program is committed to promoting educational opportunities to the diverse populations of Robeson County and the surrounding regions. HUD, local public housing agencies, and other stakeholders administer programs aimed at helping HUD-assisted households achieve self-sufficiency through various supports such as counseling, job training, child care, health services, transportation assistance, and savings incentives was of interest. Residents would like to youth programs to prevent the use of drugs and violence, promote academic achievement, and build the life skills necessary to become outstanding members of the community in adulthood.
MP	Services for Residents included: clean the utility room in the back, stair wells/stairways outside and painting the apartments to rid the flat paint used from previous years. A system for appliance replacement not just when they can't be fixed. Waxing tile floor periodically. Ants are a nuisance especially around trash cans that are kept near the front door looking for a new area to keep the trash containers
4) What are your biggest challenges to obtaining and keeping your current housing? 5) What is the most helpful part about this program in helping you find permanent housing or keep your housing?	
BC & WC	All Tenants agree that the affordable rent has help them stay in their current residence. But getting a job or working more hours comes with increases in rent and benefits that are cut like child care and food nutrition before tenants can get on their feet.
MP	All Tenants agree that the affordable rent has help them stay in their current residence.
6) What is the most helpful part about this program in helping you find permanent housing or keep your housing?	
BC & MP	A better drop box for rent was suggested for timely payments and monthly activities for Residents would be appreciated. Good housekeeping practices and paying rent would assure in keeping current housing
WG	Full time management at West Gate Terrace and Good housekeeping practices.
7) What you believe your housing situation will be in the future? a. One year (short term) b. Five Years(long term)	
BC	7. Some Residents agreed that they were considering Benton Court for long term housing. Capitol Funds Projects discussed were fencing on property line for a gated community effect, security cameras in front and back for trespassing and thief deterrence, and park or playground area with a basketball courts, smoking shelters/transit areas (Bus Stops), Removal of the "popcorn" ceiling and flat paint in all apartments, and pressure washing the outside of apartments.

WG	<p>Some Residents agreed that they were considering West Gate Terrace for long term housing.</p> <p>Capitol Funds Projects discussed were security cameras, heat/air duct work and remodeling units, addressing plumbing, sheet rock (ceiling and walls) and flooring issues.</p>
MP	<p>All Residents agreed that they were considering McColl Page for long term housing.</p> <p>Capitol Funds Projects discussed were fencing on property line, new benches throughout complex, security cameras in front and back for trespassing and thief deterrence, smoking shelters/transit areas with cigarette receptacles</p>
MB	<p>The community events and ground keeping at Morgan Britt were mentioned among the positive things done at Morgan Britt. Projects needed or improvements security cameras in front and back for trespassing and thief deterrence, and park or playground area with a basketball courts, electric appliances to replace the gas ones.</p>

Analysis of the RAB recommendations and the decisions made on these recommendations.

In an effort to obtain input for the development of RCHA 2019-2024 goals, focus groups was conducted PHA wide with residents and RAB members. RCHA management Team met to hear the findings of the focus groups and to identity common leading concerns. The team used a problem importance worksheet to rate concerns.

The following three criteria were used in rating the concerns: (1) Magnitude: How many persons does the problem affect, either actually or potentially? (2) Seriousness of the Consequences and (3) Feasibility of Correcting: Is the problem amenable to interventions.

Some common concerns were: the application process, better drop boxes, safety, recreational activities for youth and seniors, full time staffing at complexes, bus shelters, resources & trainings for residents, rent increases after job attainment, a schedule for painting apartments and changing out appliances; and cosmetic changes at complexes.

RCHA management felt majority of the concerns received from the tenants was feasible to correct over the next 5 years and could be done through capital funds and staff development. The goals outlined in this plan provides the strategies RCHA will use to meet the needs of our residents and potential tenants.



Form HUD 50077-SL,
Certification by State or
Local Officials of PHA Plans
Consistency with the
Consolidated Plan

ATTACHMENT B.2

**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, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

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.

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	Title
Signature	Date