

Randolph County Housing Authority WV045

Supplement to Form HUD-50075-HCV

Plan for 2023

## **B.1 Annual Plan**

### **Operations and Management**

RCHA will begin to issue Sustainability Vouchers. These vouchers allow RCHA to provide additional support to a population already served by our Supportive Services and YouthBuild programs, while providing aide to the larger target population in the areas we serve. Populations these vouchers can aid include households experiencing or at risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking, and veterans and families that include a veteran family member that meets one of the proceeding criteria.

### **Informal Review and Hearing Procedures**

Due to COVID-19, RCHA conducted all hearings and informal reviews virtually. Even as the pandemic eases, RCHA will continue to hold all hearings and informal reviews virtual in order to provide greater access to our clients. See attached policy update

## **B.6. Progress Report on RCHA's 5-year plan**

RCHA's 5-year plan for the serving the needs of low income, very low income and extremely low-income families in Randolph, Barbour, Lewis, Tucker, Pendleton, and Upshur counties includes the following nine goals.

- I. Provide the Housing Choice Voucher program to very low and extremely low households in targeted region.
  - A. RCHA did not attain "High-Performer" status by utilizing at least 95% of HUD resources for rental assistance in 2019 but did come close by utilizing 94%. SEMAP scores were not issued in 2020; however, RCHA was utilized at over 100%.  
  
2021 Utilization rate and SEMAP Score – due to being MTW Agency we are not subjected to SEMAP. In 2021, RCHA completed a VMS virtual audit which resulted in zero finding and a satisfactory report. No Audit has been conducted since 2021.
  
- II. Provide a Family Self-Sufficiency program to HCV program participants that have earned income or are willing to work toward having earned income and have established goals.

- A. RCHA did not assist 25 households in 2020 with setting goals and addressing barriers to success; however, it did have 18 households active as of the end of 2020 and are currently working with 12, an increase from 10 active participants at year-end. Efforts are ongoing to recruit and support FSS participants.
- B. RCHA struggled in 2020 and 2021 with FSS participants increasing their income due to the pandemic.
- C. Despite our efforts, RCHA had 5 FSS participants increasing their earned income and a total of 13 participants. YTD in 2022 we have 12 participants and 5 have increased their income.
- D. RCHA staff has completed training on the FSS Final Rule and has updated the FSS Action Plan.
- E. In 2023, RCHA's Section 8 and Supportive Service Department have joined in the administration of the FSS program. Year-to-date we have 13 participants.

III. Operate an HCV to Home Ownership Program that assists one new homeowner each year. There were no new homeowners created in 2020 however, during 2021, we assisted one homeowner and had three in the process.

In 2022 we assisted three homeowners.

In 2023, we have created 2 YTD.

IV. Detect fraud in the HCV program.

- A. Utilize EIV, anonymous reports and other available sources to identify fraud.
- B. Collect repayment on at least 25% of the confirmed fraud cases. We are not collecting 25% of repayment due to the pandemic. Many of our families lost employment and had no extra income to make a payment.
- C. In 2023 YTD, we have identified \$11,302.36 in fraud and collected \$3,493.81.

V. Mainstream voucher program.

- A. RCHA operates a Mainstream voucher program for non-elderly, disabled residents that is currently serving 25 residents. This program allows RCHA to serve non-elderly, disabled residents that are homeless or at risk of being homeless, working with partners in the social service and mental health fields.

VI. In 2021, RCHA purchased the "Allegheny Apartment" building after two long years of effort. It was formerly a Mod-Rehab project and RCHA acquisition and renovation project will secure long-term affordability to extremely low and very low-income residents by using project-based vouchers to subsidize the rent. Construction started in July 2021 and 2023 saw the completion of this project.

VII. In 2021, RCHA published a Request for Bids from developers seeking Project-Based Vouchers for new or renovated rental housing for very low and extremely low-income residents in Tucker County. Two proposals were submitted and 14 PBVs were awarded to projects in Parsons and Thomas. Due to delays brought on by the COVID pandemic, the PVB projects' timelines have been extended. As a result, both will be starting over in the PBV process. RCHA will issue additional PBV RFPs as viable projects develop in RCHA's service area.

VIII. Assist individuals experiencing homelessness and work toward ending homelessness in the region.

A. RCHA continues to sponsor and facilitate the Randolph County Coalition to End Homelessness and is now a member of the Elkins Homelessness Task Force as well.

B. RCHA participates in the WV Coalition to End Homelessness's Continuum of Care activities, including training, the Annual Point-in-Time Count, and Coordinated Entry.

C. In 2020, RCHA continued to operate a Rapid Rehousing program in Randolph, Barbour, Upshur, Tucker, and Lewis counties to provide rental assistance and case management to people experiencing homelessness. It also added an Eviction Prevention program, working in collaboration with our nonprofit partner, Highland Community Builders. From 2020 to 2022, RCHA's Home4Good, ESG, and CDBG have served **336** individuals experiencing homelessness or at risk of eviction. **149** individuals served in partnership with the Randolph County Commission and **109** individuals served was done in partnership with Highland Community Builders. Of those served, **98** were youth.

In 2022, RCHA began administering the Mountaineer Rental Assistance Program in order to assist with rent, utilities, and internet payments as a result of hardships faced during the COVID pandemic. Currently, RCHA has served no less than 275 people through this program and dispensed over \$458,65089 in assistance, as it continues to ensure individuals in its service area have adequate housing.

RCHA continues to work with the West Virginia Housing Development Fund to ensure the best utilization of MRAP funding as it continues to serve these populations. RCHA is also currently seeking additional funding in order to provide a robust number of option to aid these populations.

IX. Moving-to-Work—RCHA has been awarded "Moving-to-Work" status in a new demonstration program. The Supplement to its Annual Plan outlines the waivers it

will use to make the program more effective for both HCV participants and the agency. These include the following:

- Standard Deductions for elderly and disabled participants.
- Alternative Utility Allowances to make rent calculations more streamlined.
- Pre-Inspections of newly constructed or renovated units.
- Housing Development as an alternative use of up to 10% of HAP dollars.
- Set-aside of ten vouchers for use in emergency situations that result in short-term housing loss such as fires or natural disasters and other homelessness cases verified by WV Coalition to End Homelessness or its partner organizations.
- Agency is authorized to perform rent reasonableness determinations on PBV and HCV units that it owns, Manages,and/or controls.
- Agency is able to perform HQS inspections on PBV units that it owns, manages, and/or controls.

Please see Randolph County Housing Authority's MTW Supplement for more information. Due to a delayed implementation in RCHA's MTW plan, RCHA plans to implement the same waivers as last year, with the addition of short-term assistance set aside, in order to accurately gauge their effectiveness.

### **Challenged Elements**

There were no challenged elements to the PHA plan.