



PHA Plan Elements (24 CFR 903.7)

Plan Element 9

Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and the Family Self-Sufficiency Program and others, including the program's size (both required and actual size of the Family Self-Sufficiency program) and means of allocating assistance to households. (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: (3) applies only to public housing).

The Housing Authority operates the Family Self-Sufficiency (FSS) Program for households assisted through tenant-based and project-based vouchers. The program supports families in building long-term financial stability through goal setting, one-on-one coaching, and connections to education, employment, and financial resources. Participants select a final goal, set milestones, and sign a Contract of Participation. As their earned income increases, the rent portion above their baseline amount is deposited into an escrow account. When a household completes its final goal and meets all contract requirements, it receives the full escrow balance while continuing to receive voucher assistance as long as it remains eligible.

In accordance with CFR § 984.105, the Housing Authority was originally mandated to serve 140 participants. To date, 139 participants successfully graduated from the program leaving a remaining mandate to serve one (1) participant.

Households are offered the opportunity to enroll during voucher briefings, through direct outreach by FSS Coordinators, and through additional efforts targeted to specialized voucher programs such as Family Unification Program (FUP), FUP-Youth, and Foster Youth Initiative. Assistance is offered on a first-come, first-served basis until all available slots are filled. As of December 2025, the Program serves 126 participating families, including 59 households with escrow balances, with seven graduates and 36 new enrollees during the year.

The Agency continues to modernize the program through approved MTW Activities 10.d and 10.e, which will be implemented in 2026 under the *Milestone Initiative*. These changes will shift the traditional escrow model toward a combined escrow-and-incentive approach that more directly rewards income growth, educational advancement, and progress toward self-sufficiency.