

PHA Plans for the Gastonia Housing Authority Annual Plan for FYB 2021

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FIRST DRAFT



Presented by:

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**Streamlined Annual
PHA Plan
(HCV Only PHAs)**

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

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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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent
- (6) **Qualified PHA** – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A	PHA Information.																																
A.1	<p> PHA Name: <u>Gastonia Housing Authority</u> PHA Code: <u>NC057</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Housing Choice Voucher (HCVs): <u>1155</u> Number of RAD PBV: <u>399</u> Number of NED: <u>100</u> Number of Mainstream: <u>52</u> Total Combined Vouchers: <u>1706</u> PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The following are the specific locations where the public may obtain copies of the 2021 Annual PHA Plan: <ul style="list-style-type: none"> ▪ Main Administrative Office – 304 E. Long Avenue, Gastonia, NC 28054 ▪ PHA Website: www.ghanc.org </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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B	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>Housing Needs and Strategy for Addressing Housing Needs</p> <p><u>Housing Needs:</u></p> <p><u>Waiting List for Section 8</u></p> <p><i>Total: 4882</i></p> <p><i>Extremely Low Income: 3501-72%</i></p> <p><i>Very Low Income: 1161-24%</i></p> <p><i>Low Income: 195-4%</i></p> <p><i>High Income: 25-0.51%</i></p> <p><i>Families with children: 3422-70%</i></p> <p><i>Elderly Families: 629-13%</i></p> <p><i>Families with Disabilities: 1119-23%</i></p> <p><i>White: 988-20%</i></p> <p><i>Black/African American: 3634-74%</i></p> <p><i>American Indian/Alaska Native: 24-0.49%</i></p> <p><i>Asian: 14-0.29%</i></p> <p><i>Native Hawaiian/Other Pacific Islander: 2-0.04%</i></p> <p><i>Hispanic: 155-3%</i></p> <p><i>Other: 65-1%</i></p>

B.1

The waiting has been closed for 18 months. The PHA does expect to reopen the waiting list in the PHA Plan year.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Preferences

Priority Preference

- | | |
|-----------|--|
| <u>10</u> | - North Carolina Mainstream Eligible Families who are transitioning out of an institution (subject to availability of a Mainstream Voucher) |
| <u>9</u> | - North Carolina Mainstream Eligible Families who are at serious risk for institutionalization (subject to availability of a Mainstream Voucher) |
| <u>8</u> | - North Carolina Mainstream Eligible Families who is homeless (subject to availability of a Mainstream Voucher) |
| <u>7</u> | - North Carolina Mainstream Eligible Families who are at serious risk of becoming homeless (subject to availability of a Mainstream Voucher) |
| <u>6</u> | - All other Mainstream Eligible <i>North Carolina</i> Families |
| <u>5</u> | - RAD Choice Mobility Families |
| <u>4</u> | - Gaston County* Elderly and Disabled Families** |
| <u>3</u> | - <i>Gaston County families with children</i> |
| <u>2</u> | - Gaston County single-member families |
| <u>1</u> | - All other families (non-Gaston County residents) |

PHA changed the following:

- *“All other Gaston County Mainstream Eligible Families” to “All other Mainstream Eligible North Carolina Families” – 6 points*
- *“Gaston County* Elderly and Disabled Families or families with children**” to “Gaston County* Elderly and Disabled Families**” – also changed from 3 points to 4 points*
- *RAD Choice Mobility Families – changed points from 4 to 5*

PHA added the following preferences:

- *Gaston County families with children – 3 points*

PHA deleted the following preferences:

- *All other Mainstream Eligible Families*- 5 points*

PHA deleted the following:

The PHA plans to employ the following admission preferences for admission to the Section 8 RAD project-based program.

- | | |
|----------|---|
| <u>3</u> | - <i>Gaston County* Elderly and Disabled Families or families with children**</i> |
| <u>2</u> | - <i>Gaston County single member families*</i> |
| <u>1</u> | - <i>All other families (non-Gaston County residents)</i> |

B.1

PHA added the following:

Mainstream preferences will be limited to the number of vouchers available.

Mainstream and Choice Mobility preferences do not apply to the RAD or PBV programs.

The RAD properties are required to set aside 10% of the units at each site for occupancy by applicants qualifying for the DHHS Targeting program and 10% of the units of occupancy by veterans who are currently serving, have served, or their surviving spouses.

Upon notification by the RAD property that there is a Targeting or veteran set aside unit available, GHA will refer the next veteran on the waiting list for the appropriate bedroom size, providing they are otherwise eligible to receive housing assistance.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2021 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,446,438.00	
f) Resident Opportunity and Self- Sufficiency Grants – FSS Coordinator	51,821.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$10,498,259.00	

B.1 Operation and Management

PHA Management Structure:

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff:

- *Housing Programs Manager*
- *Office Manager*
- Section 8 FSS Coordinator
- Housing Specialist (3)
- Section 8 Housing Support Clerk (2)
- RAD Coordinator
- *Admissions Specialist*

The PHA added the following job descriptions:

- *Housing Programs Manager*
- *Office Manager*
- *Section 8 Housing Support Clerk – add (2)*
- *Admissions Specialist*

The PHA deleted the following job descriptions:

- *Section 8 Supervisor*
- *RAD Housing Support Clerk*

HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	1554	
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Non-Elderly, Disabled Vouchers	100	
Mainstream Vouchers	52	
Other Federal Programs (list individually)	N/A	N/A

B.1 Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

Family Self-Sufficiency Programs:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: 04/14/2021)
Public Housing	N/A	N/A
Section 8	N/A	25

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N Project-Based Vouchers.

(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

The PHA will operate a project-based voucher program using up to 20 percent of its budget authority for project-based assistance.

B.3 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe: *N/A*

B.4 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

<p>B.5</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ Apply for additional Mainstream Vouchers if they become available <p><u>Progress Statement:</u> <i>No additional Mainstream vouchers have become available.</i></p> <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ Continue to maintain High Performer status <p><u>Progress Statement:</u> <i>Due to the COVID pandemic, HUD waived the annual SEMAP scoring for PHAs for 2020.</i></p> <p>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> ▪ Market the program to potential landlords <p><u>Progress Statement:</u> <i>Due to the COVID pandemic, limited contact with potential landlords has been possible. Advertisements to solicit landlords and encourage participation in Socialserve.com (2) New Landlord briefings (2).</i></p> <p>PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</p> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"> ▪ Continue to run a voluntary Family Self-Sufficiency Program <p><u>Progress Statement:</u> <i>GHA continued to administer a voluntary Family Self-Sufficiency program. The FSS program assisted 27 families during the period, with two (2) graduating.</i></p>

B.6	<p align="center">PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #5</p> <ul style="list-style-type: none"> ▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability <p><u>Progress Statement:</u> <i>Conducted staff training on housing discrimination. Counseled new voucher holders on housing discrimination during briefings.</i></p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? <i>(See attachment nc057a01)</i></p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>N/A</i></p>
	<p>Challenged Elements:</p>