

PHA Plans for the Gastonia Housing Authority Annual Plan for FYB 2020

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FYB October 1, 2020

FINAL 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

OMB No. 2577-0226
Expires 02/29/2016

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>10/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Housing Choice Voucher (HCVs): <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 2020 Annual PHA Plan:</p> <ul style="list-style-type: none"> ▪ Main Administrative Office – 304 E. Long Avenue, Gastonia, NC 28054 ▪ PHA Website: www.ghanc.org <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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input 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: 5,108 - Annual Turnover of 636</i></p> <p><i>Extremely Low Income: 3,678-72%</i></p> <p><i>Very Low Income: 1,222-24%</i></p> <p><i>Low Income: 208-4%</i></p> <p><i>Families with children: 3,411-73%</i></p> <p><i>Elderly Families: 750-16%</i></p> <p><i>Families with Disabilities: 1,364-29%</i></p> <p><i>White: 1,070-21%</i></p> <p><i>Black/African American: 3,782-74%</i></p> <p><i>American Indian/Alaska Native: 34-1%</i></p> <p><i>Asian: 17-0.33%</i></p> <p><i>Native Hawaiian/Other Pacific Islander: 2-0.04%</i></p> <p><i>Hispanic: 186-4%</i></p> <p><i>Mixed: 120-2%</i></p> <p><i>Other: 28-0.55%</i></p>

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The waiting has been closed for 9 months. The PHA does expect to reopen the waiting list in PHA Plan year. The PHA does permit specific categories of families onto the waiting list, even if generally closed.

Strategy for Addressing Housing Needs:

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- *Maintaining a voucher utilization rate of 95% or better*
- *Market the Section 8 program to owners, particularly those outside of areas of minority and poverty concentration*

PHA shall increase the number of affordable units available to the PHA within its current resources by:

- Apply for additional Section 8 units, should they become available

Need: Specific Family Types: Families at or below 30% of median *N/A*

Need: Specific Family Types: Families at or below 50% of median *N/A*

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly by:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities by:

- *Apply for additional Non-elderly, Disabled Vouchers, should they become available*
- *Seek additional Mainstream Vouchers, should they become available*

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

PHA will conduct activities to affirmatively further fair housing by:

- Counsel Section 8 *program participants* as to *the* location of units outside areas of poverty or minority concentration.
- Market the Section 8 program to owners outside areas of poverty/minority concentrations.

B.1

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Eligibility

Equal Access

The term "family" includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or*
- (2) A group of persons residing together and such group includes, but is not limited to:
 - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);*
 - (ii) An elderly family;*
 - (iii) A near-elderly family;*
 - (iv) A disabled family;*
 - (v) A displaced family; and*
 - (vi) The remaining member of a tenant family.**

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The PHA conducts screening to the extent of:

- *Criminal and drug-related activity, more extensively than required by law or regulation*

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- *Local law enforcement agencies*
- *Lindsey Tenant PI*

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- *National Sex Offender database*

The PHA shares the following information with prospective landlords (if requested):

- *Current or previous landlord name and address*
- *Criminal or drug-related activity*

Waiting List Organization

The Gastonia Housing Authority’s waiting list for the Section 8 tenant-based assistance is not merged with any other program waiting list.

Interested persons may apply for admission to Section 8 tenant-based *program or the Rental Assistance Demonstration project-based voucher program* at:

- PHA main administrative Office
- *Online*

Preferences

The PHA plans to employ the following admission preferences for admission to Section 8 tenant-based assistance:

Priority Preference

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

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

- 3 - *Gaston County* Elderly and Disabled Families or families with children***
- 2 - *Gaston County single-member families**
- 1 - *All other families (non-Gaston County residents)*

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*Residency preference- Gaston County families and Gaston County single-member families is defined as living, working or having been hired to work in Gaston County.

**Family is defined as one or more than one person or a single member family who is elderly or disabled.

Among applicants on the waiting list with equal preference status, applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose Section 8 program administered by the PHA are contained in the following documents or other reference materials:

- *The Section 8 Administrative Plan*
- *Briefing sessions and written materials*

The PHA announces the availability of any special-purpose Section 8 program to the public through:

- *Published notices*

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 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	10,872,348.00	
f) Resident Opportunity and Self-Sufficiency Grants – ROSS Coordinator	45,162.00	
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	\$10,917,510.00	

B.1

Rent Determination

Payment Standards

The PHA's payment standards are the small area fair market rents (SAFMR).

- *At or above 90% but below 100% of the applicable SAFMR*

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:

- Section 8 Supervisor
- Section 8 FSS Coordinator
- Housing Specialist (3)
- Section 8 Housing Support Clerk
- ***RAD Coordinator***
- ***RAD Housing Support Clerk***

The PHA added the following job descriptions:

- ***RAD Coordinator***
- ***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	<i>1554</i>	
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	<i>100</i>	
Mainstream Vouchers	<i>52</i>	
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 <i>(As of: 07/01/2020)</i>
Public Housing	N/A	N/A
Section 8	N/A	25

Significant Amendment or Modification

Significant Amendment or Modification

The Gastonia Housing Authority will undergo the review and approval process for any significant amendments or substantial deviation/modifications to the 5-Year Plan and Annual Plan.

We will consider any changes to the following to be significant amendments:

1. Changes to the Eligibility, Selection and Admissions, and Wait List Procedures and Policies
2. Changes to Rent determination
3. Changes to *Informal Review or Hearing procedures*
4. Changes to Capital Improvements Plan

We will consider any changes to the following to be substantial deviation/modifications:

1. *Any change to the Mission Statement* of the Gastonia Housing Authority
2. *Deletion from or addition to the Goals and Objectives as a whole.*

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. *N/A*

B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
B.4	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<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>
B.6	<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 GOALS:</p> <ul style="list-style-type: none"> ▪ Make public housing more livable through modernization by use of the Capital Fund ▪ Perform an Energy Audit ▪ Replace the water and sewer infrastructure at Weldon Heights and Mountain View ▪ Implement and promote a Maintenance and Preventive Plan study ▪ Continue to promote self-sufficiency and ensure equal opportunity for all residents <p><u>Progress Statement:</u> <i>In December 2017, GHA converted its entire Public Housing portfolio to RAD PBV; which entailed extensive rehabilitation. GHA did not maintain any operational ownership, management or maintenance functions over the RAD converted properties.</i></p>

B.7

Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(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. *(See attachment nc057a01)*

Challenged Elements: