Status: Created

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 03/31/2024

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, including changes to these policies, 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. The 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 high performer on <u>both</u> the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, <u>or</u> PHAS if only administering public housing.
- (2) *Small PHA* A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) *Housing Choice Voucher (HCV) Only PHA* A PHA that administers more than 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 exceed 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.

PHA Information.							
PHA Name: Gastonia Housing Auth	<u>ority</u>	PHA Code: NC057					
PHA Inventory (Based on Annual Cont Number of Housing Choice Vouchers PHA Plan Submission Type: Annual Availability of Information. In addition specific location(s) where the proposed I the public. Additionally, the PHA must p Plan but excluded from their streamlined strongly encouraged to post complete PF	HA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024 HA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) umber of Housing Choice Vouchers (HCVs) 1749 HA Plan Submission Type: Annual Submission Revised Annual Submission vailability 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 recific 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 e public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual an but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are rongly encouraged to post complete PHA Plans on their official website.  ow the public can access this PHA Plan: Online at www.ghanc.org or at GHA's administrative office located at 340 W. Long Ave, Gastonia, NC 28054						
	PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
PHA Consortia: (Check box if subn	nitting a Joint PH <i>A</i> 	A Plan and complete table below)	Program(s) not in the	No. of Units in	Fach Program		

B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?				
	Y N   ✓ Statement of Housing Needs and Strategy for Addressing Housing Needs.   Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.   Financial Resources.   Rent Determination.   Operation and Management.   Informal Review and Hearing Procedures.   Homeownership Programs.   Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.   Substantial Deviation.   Significant Amendment/Modification.				
	(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):				
	Statement of Housing Needs and Strategy for Addressing Housing Needs. Housing Needs and Strategy for Addressing Housing Needs The numbers below reflect the combination of waiting lists for multiple programs with significant duplication. Total: 1971 Expense of the New York Power Low Income: 2417 - 24.2% Elderly Families: 2176 - 21.8% Near Elderly Families: 1730 - 17.4% Disabled Families: 31.8 - 31.3% Families with children: 5283 - 53.0% White: 2320 - 23.3% Black/African American: 5719 - 57.4% American Indian/Alaska: 24 - 2% Asian: 19 - 2% Native Hawaiian/Other Pracific Islander: 6 - 1.1% Other: 145 - 1.5% the waiting list is currently open for all programs, except the Mainstream Voucher Program. The PHA plans to leave all waiting lists open for the foresceable future. 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. The 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 areas of minority and poverty concentration. The PHA shall increase the number of affordable units available to the PHA within its current resources by: · Applying for additional Section 8 vouchers, should they become available. · Supporting the development of additional affordability housing units by acting as a conduit bond issuer for developers esceking to build multi-family housing developments using the Low-Income Housing Tax. Need: Specific Family Types: Families at or below 50% of AMI – N/A Need: Specific Family Types: Endities at or below 50% of AMI – N/A Need: Specific Family Types: Disabled Families are a below 50% of AMI – N/A Need: Specific Family Types: Disabled Families The PHA shall target available assistance to Disabled Families by: · Providing a waiting list preference for Disabled Families, should				
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 Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.				
В.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Progress Report PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #1: Apply for additional Mainstream Vouchers if they become available. GHA received additional Mainstream Voucher during the term of the Five Year Plan, but has been unable to utilize them due to staffing shortages. PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #2 · Continue to maintain High Performer status · Continue to perform initial, annual, and special HQS inspections Progress Statement: The PHA inspected at least 98% of all units for new admissions and at least 98% of all existing units. Due to the decreased unit utilization caused by lack of available housing units and staffing shortages, GHA obtained the SEMAP designation of Standard Performer. PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES The PHA established the following objectives to strive in meeting goal #3 Progress statement: The PHA placed advertisements to solicit landlords and encourage participation in Socialserve.com (2) and conducted New Landlords briefings. The PHA executed three bond inducement resolutions to assist in the construction of new Low Income Housing Tax Credit multifamily developments in Gaston County. PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS. The PHA established the following objectives to strive in meeting goal #4 Due to increased administrative burden within the Family Self Sufficiency Program and staffing shortages, GHA did not renew their Family Self-Sufficiency grant. PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING The PHA established the following objectives to strive in meeting goal #5 Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national or				
B.4	Capital Improvements Not Applicable				

Plan Elements.

B.

(a) Were there any findings in the most recent FY Audit?  Y N N N/A (b) If yes, please describe:				
Other Document and/or Certification Requirements.				
Resident Advisory Board (RAB) Comments.  (a) Did the RAB(s) have comments to the PHA Plan?  Y N O  (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.				
Certification by State or Local Officials.  Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.				
Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.  Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.				
Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.  (a) Did the public challenge any elements of the Plan?  Y N If yes, include Challenged Elements.				
Affirmatively Furthering Fair Housing (AFFH).				
Affirmatively Furthering Fair Housing (AFFH).  Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFF § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.				

**Form identification:** NC057-Gastonia Housing Authority Form HUD-50075-HCV (Form ID - 593) printed by Terri Sanford in HUD Secure Systems/Public Housing Portal at 05/29/2024 09:59AM EST