



<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b>  a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.  <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.  <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.  <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.  <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.  <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.  <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.  <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.  <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.  <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 revised element(s):</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs.</b>  Housing Needs and Strategy for Addressing Housing Needs The numbers below reflect the combination of waiting lists for multiple programs with significant duplication. Total: 9971 Extremely Low Income: 7470 - 74.9% Very Low Income: 2417 - 24.2% Elderly Families: 2176 - 21.8% Near Elderly Families: 1730 - 17.4% Disabled Families: 3118 - 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 Pacific Islander: 6 - .1% Hispanic: 396 - 4% Mixed: 166 - 1.7% 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 foreseeable 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 seeking to build multi-family housing developments using the Low-Income Housing Tax Credit program. Need: Specific Family Types: Families at or below 30% of AMI – N/A Need: Specific Family Types: Families at or below 50% of AMI – N/A Need: Specific Family Types: Elderly Families The PHA shall target available assistance to Elderly Families by: · Providing a waiting list preference for Elderly Families. · Applying for special-purpose vouchers targeted the elderly, should they become available. Need: Specific Family Types: Disabled Families The PHA shall target available assistance to Disabled Families by: · Providing a waiting list preference for Disabled Families. · Applying for special-purpose vouchers targeted Disabled Families, should they become available. Need: Specific Family Types: Disabled Families The PHA shall target available assistance to Disabled Families by: The PHA will conduct activities to affirmatively further fair housing by: · Counseling Section 8 program applicants regarding fair housing. · Counseling Section 8 program applicants as to the location of units outside areas of poverty and minority concentration. Marketing the Section 8 program to owners outside areas of poverty/minority concentrations.  <b>Financial Resources.</b>  Financial Resources Total Funding Available Administrative Fees \$11,291,470 \$1,194,789  <b>Operation and Management.</b>  PHA Management Structure The Executive Director directs the day-to-day management and operations of the Housing authority with the assistance of the following lead staff: · Office Manager · Section 8 Manager · Finance Manager/Consultant · Accounting Technician</p>
<b>B.2</b>	<p><b>New Activities.</b>  (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?  Y N  <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(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.</p>
<b>B.3</b>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  <b>Progress Report PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</b> 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. <b>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</b> 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 <b>Progress Statement:</b> 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. <b>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</b> The PHA established the following objectives to strive in meeting goal #3 <b>Progress statement:</b> 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. <b>PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS.</b> 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. <b>PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</b> 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 origin, sex, familial status, and disability. <b>Progress statement:</b> Counseled new voucher holders on housing discrimination during briefings.</p>
<b>B.4</b>	<b>Capital Improvements.</b> - Not Applicable

<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/>  (b) If yes, please describe:</p>
<b>C.</b>	<p><b>Other Document and/or Certification Requirements.</b></p>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the PHA Plan?  Y <input type="checkbox"/> N <input type="checkbox"/>  (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.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b>  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>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> 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 <input type="checkbox"/> N <input type="checkbox"/>  If yes, include Challenged Elements.</p>
<b>D.</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b>  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 CFR § 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.</p>