

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
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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 high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment 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 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS and 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: Gastonia Housing Authority _____ PHA Code: _NC057_____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2023</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) _ 1667</p> <p>Number of Mainstream Vouchers (MSVs) 82</p> <p>Number of Emergency Housing Choice Vouchers (EHVs) 37</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability 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 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, 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 strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 15%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 15%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																								
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B.	Annual Plan.				

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- 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 element(s):

Housing Needs and Strategy for Addressing Housing Needs

Waiting List for Section 8

The numbers below reflect the combination of waiting lists for multiple programs with significant duplication.

Total: 7323

Extremely Low Income: 5736 – 78.3%%

Very Low Income: 1587 – 21.7%

Families with children: 1741 – 27.7%%

Elderly Families: 1627 – 25.8%

Families with Disabilities: 2312 – 36.7%%

White: 2323 – 31.%

Black/African American: 4780 – 65.3%

American Indian/Alaska: 27 - .4%

Asian: 14 - .2%

Native Hawaiian/Other Pacific Islander: 4 – .1%

Hispanic: 221 – 3%

Mixed 0 122 – 1.7%

Other: 53 - .7%

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:

- Provide a waiting list preference for Disabled Families.
- Apply for additional Non-Elderly, Disabled Vouchers, should they become available.
- Apply for additional Mainstream Vouchers, should they become available.

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

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions Preferences

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

- 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 Mainstream Eligible North Carolina Families
- 5 -RAD Choice Mobility Families
- 4 -Gaston County* Elderly and Disabled Families**
- 1 -All other families (non-Gaston County residents)

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

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

- 4 -Gaston County* Elderly and Disabled Families**
- 3 -Gaston County Families with Minor Children
- 2 -Gaston County Non-elderly, Non-disabled Families without Minor Children
- 1 -All other families (non-Gaston County residents)

*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.

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 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:**Planned Sources and Uses**

Sources	Planned \$	Uses
Annual Contributions for Section 8 Tenant-Based Assistance (HCV+MS+EHV)	\$9,911,909	
No other funding anticipated		

Rent Determination

The PHA's payment standards for the Housing Choice Voucher, Non-elderly, Disabled Voucher, and Mainstream Voucher programs are set at 110% of the Small Area Fair Market Rents (SAFMR) for Gaston County.

The PHA's payment standards for the Emergency Housing Voucher program are set at 120% of the SAFMRs for Gaston County. The PHA intends to apply for a waiver to increase HCV payment standards to 120% of HUDs Small Area FMRs.

Operation and Management**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:

- Housing Manager
- Office Manager
- Section 8 Manager
- Finance Manager/Consultant
- Accounting Technician

Informal Hearing and Review Procedures:

The PHA will revise its informal review process to from use of a three-person hearing committee to an hearing officer.

HUD Programs Under PHA Management:**Program Name Units or Families Served At Year Beginning (10/1/2022)****Expected Turnover**

Public Housing N/A N/A

Section 8 Vouchers 1497 - 150

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 - 10

Mainstream Vouchers 50 - 5

Other Federal Programs

Emergency Housing Vouchers 30 - 3

B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(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.</p>
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 type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</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 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

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.

Progress Statement: GHA was awarded 30 additional mainstream vouchers

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, 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

- Market the program to potential landlords

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

- Continue to run a voluntary Family Self-Sufficiency Program

Progress statement: Due to significant regulatory changes within the Family Self-Sufficiency Program and staffing challenges, GHA has discontinued its Family Self-Sufficiency Program.

B.6 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 origin, sex, familial status, and disability.

Progress statement: Counseled new voucher holders on housing discrimination during briefings.

Page 10 of 10 form HUD-50075-HCV (12/2014)

B.7

Resident Advisory Board (RAB) Comments.

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

Y N

(a) 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.

N/A

Challenged Elements:

B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(a) 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>
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Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))

B.4 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

B.5 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

B.6 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

B.7 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality