Gastonia Housing Authority

Five-Year Plan (FY2025–FY2029)

A. PHA Information.

A.1

PHA Name: **Gastonia Housing Authority**
PHA Code : **NC057**
CY: **2025**
ID: **3410**
The Five-Year Period of the Plan (i.e. 2019-2023): **2025-2029**
PHA Plan for Fiscal Year Beginning (MM/YYYY): **10/2025**
PHA Plan Submission Type: 5-Year Plan Submission

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 on 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 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.

How the public can access this PHA Plan: Availability of Information (describe locations and access): The PHA Five Year and Annual Plans are available on GHA's website at www.ghanc.org and available at our office located at 340 W. Long Avenue, Gastonia, NC 28052 To view in person, contact Gigi Campbell at g.n.campbell@ghanc.org or at 704-349-5098.

B. Plan Elements

B1. Mission

The PHA's mission is to provide housing assistance for very-low and extremely- love income families, allowing them access to safe and habitable housing and to support the preservation and expansion of affordable housing.

B.2. Quantifiable Goals and Objectives for HCV Program

Goal 1: Maximize Voucher Utilization

- Objective 1.1: Maintain an annual voucher utilization rate of at least 98% of either vouchers or available budget authority.
- Objective 1.2: Ensure new voucher holders lease units within 120 days at least 80% of the time.
- Objective 1.3: Review and purge waitlist once every two years to ensure accuracy and expediency.

Goal 2: Increase Housing Choice and Landlord Participation

- Objective 2.1: Conduct landlord outreach events at least annually (virtual or in-person)
- Objective 2.2: Conduct new landlord briefings virtually, by phone, or in-person

Goal 3: Ensure Program Integrity

- Objective 3.1: Maintain a HUD designation of Standard Performer or better.
- Objective 3.2: Conduct random file audits for at least 5% of active households annually to verify income and rent calculation accuracy.

Goal 4: Affirmatively Further Fair Housing and Serve Special Populations

- Objective 4.1: Apply for Mainstream or NED vouchers whenever a new NOFA is released.
- Objective 4.2: Market the program to owners and managers with units outside areas of high poverty and minority concentration.

B.2. Quantifiable Goals and Objectives for HCV Program

- PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING
  - Objective: Apply for additional Mainstream Vouchers if they become available.
    - Progress: During the five year period, GHA applied for and received 30 additional Mainstream Vouchers. Thirteen additional Mainstream Vouchers were awarded under the CARES Act. GHA also developed and implemented a bond issuance program to support the preservation and construction of affordable housing under the Low Income Housing Tax Credit Program.

- PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING
  - Objective: Continue to maintain High Performance status
    - Progress: HUD's Section Eight Management Assessment Program scoring was waived in 2020 and 2021 due to Covid. GHA maintained the status of Standard Performer Status for 2022 - 2024.

- PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES
  - Objective: Market the program to potential landlords
    - Progress: In-person new landlord briefings and annual landlord meetings were suspended in 2020 and 2024 due to Covid. However, the PHA continued to conduct new landlord briefings individually via Zoom or telephone.

- PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS
  - Objective: Continue to run a voluntary Family Self-Sufficiency Program (FSS)
    - Progress: GHA ended its voluntary FSS program in 2022 due to significant regulatory changes requiring extensive revision to the program policies and increased requirements.

- PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING
  - Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
    - Progress: During the five-year reporting period, the PHA educated applicants regarding Fair Housing at each briefing and provided training to admissions and occupancy staff.

B.4. Violence Against Women Act (VAWA) Goals

- Goal: Observe best practices in accordance with the Violence Against Women Act (VAWA)
  - Objective 1: GHA will adopt and maintain policies recommended by industry experts, including an Emergency Transfer Plan.
  - Objective 2: GHA will provide information at applicant briefings to educate applicants about their rights under VAWA.
  - Objective 3: GHA will provide educational information about VAWA to landlords
  - Objective 4: GHA will assist victims of domestic violence, dating violence, sexual assault, or stalking by providing information about services.

C. Other Document and/or Certification Requirements

C1. Significant Amendment or Modification: Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan

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:

Changes to the Eligibility, Selection and Admissions, and Wait List Procedures and Policies, Changes to Rent determination

C2. Resident Advisory Board (RAB Comments):

RAD meeting scheduled for 7/9/25.

C3. Certification by State or Local Officials:

The Five-year plan will be submitted to the Gastonia City Manager for review and certification that it is consistent with the Consolidated Plan

C4. Required Submission for HUD FO Review:

A 45-day public comment period for The Five-year and Annual Plans has been opened and a public hearing will be held on 7/9/25. If any elements are challenged by the public, the PHA will submit such challenges to the HUD Field Office for review.