

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2003 -2007
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Gastonia Housing Authority

PHANumber: NC057

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Gastonia Housing Authority is dedicated to providing this community with quality, affordable housing that is decent, safe, sanitary and in good repair and free from drugs and violent crime. We endeavor to provide livable communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visibly striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become self -sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy and respect.

The GHA's Vision Statement is:

To provide quality housing on an interim basis to residents of diverse backgrounds, and provide financial opportunities while minimizing their economic sacrifices. We are committed to provide housing opportunities to allow residents to live in harmony and move toward self -sufficiency. We will do this by providing diverse services that will assist residents to set goals and move their families into a more favorable economic situation.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: number of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other: Provide PBA to new, rehabilitated and existing housing

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHA Score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: Provide PBA to new, rehabilitated and existing housing

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site -based waiting lists:
 - Convert public housing to vouchers:
 - Other: Provide PBA to new, rehabilitated and existing housing

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummary oftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

TheGastoniaHousingAuthority(GHA)haspreparedthisPHAPlanincompliancewith Section511oftheQualityHousingandWorkResponsibilityActof1998andthe ensuingHUDrequirements.

WehaveadoptedthefollowingmissionstatementtoguidetheactivitiesoftheGastonia Housing Authority.

TheGastoniaHousingAuthorityisdedicatedtoprovidingthiscommunitywithquality, affordablehousingthat isdecent,safe,sanitaryandgoodrepairandfreefromdrugs andviolentcrime.Weendeavortoprovidelivablecommunitieshat aremadeupof diverserangeofeconomicincomessothatthechildrenofthesecommunitieshaverole modelsthat arevisiblystrivingtomakeeconomicgainsfortheirfamilies.Weare committedtoprovidingourresidentswithasmanyopportunitiesaspossibleto become self-sufficient.Weshalldoallofthesethingswhileservingourresidentsand neighboringcitizenswiththehighestdegreeofprofessionalcourtesy,empathyand respect.

Wehavealsoadoptedthefollowinggoalsandobjectivesforthenextfiveyears.

- (1) Reducepublichousingvacancies
- (2) ImprovepublichousingandSection8management
- (3) Increasecustomersatisfaction
- (4) Renovateormodernizepublichousing

- (5) Increase assisted housing choices by counseling, outreach, increased Payment Standards, implementation voucher and public housing home ownership programs
- (6) Provide improved living environments through income mixing, security improvements and modernization of public housing units.
- (7) Promote self-sufficiency and ensure equal opportunity for all residents.
- (8) Manage a Section 8 home ownership program.

Our PHA Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the PHA Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the City of Gastonia's Consolidated Plan. Here are just a few highlights of our PHA Plan:

- Housing needs in Gastonia across all boundaries of low-income families, minorities, non-minorities, elderly and disabled. The Consolidated Plan and this PHA Plan combine to develop short and long-term goals to address these issues.
- Policies and procedures are in place to address deconcentration, local preferences, the latest eligibility, admissions and occupancy requirements. Calculations show that ongoing deconcentration efforts are not necessary in any of our three family developments.

Average income per development versus GHA-wide average income is as follows:

Cameron Courts	96%
Weldon Heights	93%
Mountain View	111%

- Flat rents have been developed that strike a balance between market rental values and the need to afford self-sufficiency. Payment Standards were raised in 2001 to 100% of FMR to encourage Section 8 recipients to look outside the traditionally low income neighborhoods to reduce concentration of low-income neighborhoods.
- Capital improvements strike a balance between long-term viability, curb appeal and general maintenance to preserve the housing stock and make it more competitive with private market developments in the surrounding areas.
- There is a major commitment to reduce the incidents of drugs and crime and expand resident initiatives, self-sufficiency and community services, both with allocation of staff and funding. We will continue with our highly successful drug and crime prevention program that combines youth and family services with crime data

collection from the Gastonia Police Department and police office patrols in all communities.

- The Plan has considered the Resident Advisory Board comments, input from staff and residents and the City of Gastonia's Consolidated Plan.

In summary, we are on course to improve the condition of affordable housing in Gastonia.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plan file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

Admissions Policy for Deconcentration –nc057a01

- FY2003CapitalFundProgramAnnualStatement –nc057b01
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)

OptionalAttachments:

- PHAManagementOrganizationalChart
- FY2000CapitalFundProgram5YearActionPlan –nc057c01
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext) –nc057d01
- Other(Listbelow,providingeachattachmentname)
 - ResidentSurveyFollowupPlan –nc057e01
 - Section8HomeownershipCapacityStatement –nc057f01
 - ResidentCouncilMembershipList –nc057g01
 - PetPolicyStatement –nc057h01
 - EvaluationofGoalsandObjectives –PHAPlan2002 –nc057i01
 - GHASection8Project -BasedAssistance –nc057j01

SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columninthe appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & On Display	Supporting Document	Applicable Plan Component
x	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
x	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
x	FairHousingDocumentation: Recordsreflecting thatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingchoiceinthoseprograms,addressedoris addressingthoseimpedimentsinareasonablefashioninview oftheresourcesavailable,andworkedorisworkingwith localjurisdictionstoimplementanyofthejurisdictions’ initiativestoaffirmativelyfurtherfairhousingthatrequire thePHA’sinvolvement.	5YearandAnnualPlans
x	ConsolidatedPlanforthejurisdiction/sinwhichthePHAis located(wh ichincludestheAnalysisofImpedimentstoFair HousingChoice(AI))andanyadditionalbackupdatato supportstatementofhousingneedsinthejurisdiction	AnnualPlan: HousingNeeds
x	Mostrecentboard -approvedoperatingbudgetforthe public housingprogram	AnnualPlan: FinancialResources;
x	PublicHousingAdmissionsand(Continued)Occupancy Policy(A&O),whichincludestheTenantSelectionand AssignmentPlan[TSAP]	AnnualPlan:Eligibility, Selection,andAdmissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
x	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing (Designated Housing Plans)	Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
x	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
x	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
x	GHAPet Policy	Annual Plan
x	GHALease	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30%	1651	5	5	3	2	2	2

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
of AMI							
Income >30% but <=50% of AMI	1372	4	5	3	2	2	2
Income >50% but <80% of AMI	2647	3	4	3	2	2	2
Elderly	1923	5	5	3	3	2	2
Families with Disabilities	1464	5	5	3	5	3	2
White	9118	5	4	3	2	2	2
African American	586	5	5	3	3	2	2
Hispanic	29	5	5	3	3	2	2
Asian	29	5	5	3	3	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CH AS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Need of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA may provide separate tables for site -based or sub-jurisdictional public housing waiting lists at their option.

Housing Need of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant -based assistance (as of 5/12/2003)
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site -Based or sub -jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1734		759
Extremely low income <= 30% AMI	1559	90%	
Very low income (>30% but <=50% AMI)	176	10%	
Low income (>50% but <80% AMI)	5	.3%	
Families with children	1410	81%	
Elderly families	73	4%	
Families with Disabilities	257	15%	
Race/ethnicity - Black	1055	61%	
Race/ethnicity - White	682	39%	
Race/ethnicity - Indian	8	.5%	
Race/ethnicity - Asian	5	.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			

Housing Needs of Families on the Waiting List

Isthe waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	798		101
Extremelylow income<=30%AMI	739	93%	
Verylowincome (>30%but<=50%AMI)	54	7%	
Lowincome (>50%but<80%AMI)	5	.6%	
Familieswith children	477	60%	
Elderlyfamilies	44	6%	
Familieswith Disabilities	17	2%	
Race/ethnicity – Black	436	55%	
Race/ethnicity - White	352	44%	
Race/ethnicity - Hispanic	5	.6%	
Race/ethnicity - Multi	5	.6%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	321	40%	70
2BR	394	49%	90
3BR	70	9%	75
4BR	10	1%	12
5BR	3	.4%	12
5+BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$988,202	
b) Public Housing Capital Fund	1,128,464	
c) HOPEVI Revitalization	0	
d) HOPEVI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,838,184	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	25,834	
g) Resident Opportunity and Self-Sufficiency Grants	250,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Weed & Seed	225,000	Drug treatment, prevention, intervention
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
FY-2001 CFP	20,691	Modernization
FY-2002 CFP	596,474	efforts
3. Public Housing Dwelling Rental Income	657,273	PH operations
4. Other income (list below)		
PH/Section 8 other income	52,000	
PH/Section interest	19,583	
4. Non -federal sources (list below)		
Total resources	\$9,801,705	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) 5–20, depending on waiting list and rental success history
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug -related activity
- Rental history
- Housekeeping
- Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (As determined necessary)
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site -based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD- approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site -based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission stopups to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- Singles preference

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

- Other preference(s) (list below)
Single preference

4. Relations hip of preference to income targeting requirements:

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Anytime family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) development to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site -based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)
 1. Termination from assisted housing programs, and
 2. Disallowance of assistance for families owed GHA or any other PHA

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (If determined to be necessary)

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

1. Medical reasons
2. If applicant can show proof that he/she is making active, reasonable effort to find housing and housing is difficult to locate

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to the section 8 program of families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- Singles preference

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

2 Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in your jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Household that contribute to meeting income goals (broad range of incomes)
 - Household that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
- Singles preference

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special purpose section 8 program to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetoquestionb.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent redetermination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- These section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below) - third -party market study/rent comparability analysis conducted in late 1999

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are repayment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)
- Input from landlords, advise of Section 8 Landlord Advisory Board and market conditions

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFRPart903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8 - Only PHAs are exempt from sub - component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant - Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant - based assistance program and informal hearing procedures for families assisted by the Section 8 tenant - based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFRPart903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) nc057b01

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) nc057c01

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/ plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)

5. Number of units affected:
 6. Coverage of action: (select one)
 Part of the development
 Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA -established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Participants will be required to meet FNMA underwriting criteria for mortgage loans

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 -Only PHAs are not required to complete sub -component C.

A.PHACoordinationwiththeWelfare(TANF)Agency

1.Cooperativeagreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportives services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no"

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority

- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 US.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long term asset management of its public housing stock, including how

the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (Filename) nc057d01
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub component C.) -

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) - based
 Representatives of all PHA resident and assisted family organizations
 Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Gastonia, NC

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Implementation of Section 8 Homeownership Plan
Request additional HCV if available

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Gastonia is committed to working with the Gastonia Housing Authority in the identification of housing needs.

The Consolidated Plan contains language that the City recognizes our CGP Annual and 5-Year CGP Plans. It goes on to state that the "City fully supports the GHA in their five year planning process and their plan is incorporated into this document [Consolidated Plan] by reference." GHA fully expects the City to provide the same level of support for this PHA Plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment -Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 -19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

**THE
GASTONIAHOUSING
AUTHORITY**

**DECONCENTRATIONPOLICY
May2000**

ADMISSIONSPOLICYFORDECONCENTRATION

PURPOSE

The purpose of this policy is to ensure acceptable deconcentration and income mixing of developments occupied predominately by families with children. It is intended to complement the Deconcentration of Poverty and Income Mixing language found in GHA's Admissions and Occupancy Policy.

BACKGROUND

The Board of Commissioners formally adopted a revision to the Admissions and Occupancy Policy on June 14, 1999 pertaining to deconcentration and income mixing of all developments. This action formalized GHA's long-standing policy of not concentrating higher- or lower-income households in any one development. This policy provides additional guidance to staff in the continued implementation of deconcentration and income mixing.

STATEMENT ON DECONCENTRATION AND INCOME MIXING

It is the policy of the Gastonia Housing Authority to promote and encourage deconcentration and income mixing in all developments. Further, the Gastonia Housing Authority has in the past adhered to the policy of deconcentration and mixed income developments and is committed to continuing this policy in the future.

DEFINITIONS

Deconcentration of poverty – the process of selecting families for admission to developments occupied predominately by families with children to prevent the concentration of lower-income or higher income households in any specific development.

Income-mixing – the process of selecting families to ensure that a mix of households with a full range of incomes is housed in any specific development.

Development – For the purposes of this policy, development means any development occupied predominately by families with children.

Average authority-wide household income – Housing authority -wide average income of all households in all developments. Total of household incomes divided by total number of households in all developments.

Average household income - Average income of all households in any specific development. Total of household incomes divided by total number of households in that development.

Higher-income development – Development with an average family income over the average GHA household income.

Lower-income development - Development with an average family income below the average GHA household income.

PROCEDURES

Staff will monitor the admission of families on an ongoing basis to prevent the concentration of higher - or lower - income families in any development.

The average authority-wide household income and average household incomes for each development will be reviewed biannually. A determination will be made as to the existence of higher - or lower - income developments and addressed accordingly.

If the biannual review of average household income for each individual development indicates that the average income of any development is above or below the average authority-wide household income by more than 15 percent, actions as described below will be taken

- Skipping over certain families on the waiting list based on income;
- Taking appropriate affirmative marketing actions;
- Reviewing procedures to determine if additional applicant consultation and dissemination of information is required; and/or
- Providing additional support services and amenities.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program, Replacement Housing Factor (CFP/CFPRHF) Part I Summary

PHAName: Housing Authority of the City of Gastonia	Grant Type and Number Capital Fund Program Grant No. NC19P057501-03 Replacement Housing Factor No.	FFY of Grant Approval 2003
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Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost(2)	
		Original	Revised(1)	Obligated	Estimated
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$0.00			
3	1408 Management Improvements Soft Costs	\$52,000.00			
	1408 Management Improvements Hard Costs	\$0.00			
4	1410 Administration	\$70,076.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$25,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvements	\$37,974.00			
10	1460 Dwelling Structures	\$490,315.00			
11	1465.1 Dwelling Equipment-Nonexpendable	\$25,400.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16					
17	1495.1 Relocation Costs	\$0.00			
18	1498 Mod Used for Development	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00			
20	Amount of Annual Grant (sum of lines 2-19)	\$700,765.00			
	Amount of line 20 Related to LBP Activities	\$0.00			
	Amount of line 20 Related to Section 504 Compliance	\$0.00			
	Amount of line 20 Related to Security-Soft Costs	\$0.00			
	Amount of line 20 Related to Security-Hard Costs	\$0.00			
	Amount of line 20 Related to Energy Conservation Measures	\$0.00			

AccountTotals	1406	\$0.00
	1408	\$52,000.00
	1408	\$0.00
	1410	\$70,076.00
	1411	\$0.00
	1415	\$0.00
	1430	\$25,000.00
	1440	\$0.00
	1450	\$37,974.00
	1460	\$490,315.00
	1465.1	\$25,400.00
	1470	\$0.00
	1475	\$0.00
	1485	\$0.00
	1490	\$0.00
	1495.1	\$0.00
	1498	\$0.00
	1502	\$0.00
AmountofAnnualGrant		\$700,765.00
LBP		\$0.00
Section504		\$0.00
Security		\$0.00
Security		\$0.00
Energy		\$0.00

**CapitalFundFive-YearActionPlan
PartI:Summary**

PHA/IHAName TheHousingAuthorityoftheCityofGastonia		Original5-YearPlan RevisionNo.			
Development Number/Name/HA-Wide	Year1 2003	WorkStatementforYear2 FFYGrant:2004 PHAFFY:2003	WorkStatementforYear3 FFYGrant:2005 PHAFFY:2004	WorkStatementforYear4 FFYGrant:2006 PHAFFY:2005	WorkStatementforYear5 FFYGrant:2007 PHAFFY:2006
NC57-1ACameronCourts	Annual Statement	\$37,000.00	\$2,500.00	\$0.00	\$69,000.00
NC57-1BWeldonHeights		\$66,000.00	\$20,550.00	\$43,198.00	\$181,198.00
NC57-1CMt.View		\$116,528.00	\$14,924.00	\$0.00	\$0.00
NC57-3Linwood		\$10,000.00	\$160,000.00	\$205,500.00	\$0.00
GHAWide		\$137,301.00	\$346,215.00	\$116,800.00	\$116,800.00
PhysicalImprovementsSubtotal		\$491,762.00	\$544,189.00	\$365,498.00	\$366,998.00
ManagementImprovementsSubtotal		\$50,800.00	\$52,000.00	\$63,000.00	\$63,000.00
NondwellingStructuresandEquipment		\$6,000.00	\$0.00	\$5,000.00	\$5,000.00
Administration		\$70,076.00	\$76,076.00	\$70,076.00	\$70,076.00
Other		\$82,127.00	\$28,500.00	\$57,038.00	\$55,538.00
Operations		\$0.00	\$0.00	\$140,153.00	\$140,153.00
Demolition		\$0.00	\$0.00	\$0.00	\$0.00
ReplacementReserves		\$0.00	\$0.00	\$0.00	\$0.00
ModusedforDevelopment		\$0.00	\$0.00	\$0.00	\$0.00
TotalCFPFunds(Est.)		\$700,765.00	\$700,765.00	\$700,765.00	\$700,765.00
TotalReplacementHousingFactorFunds	\$0.00	\$0.00	\$0.00	\$0.00	
GrandTotal	\$700,765.00	\$700,765.00	\$700,765.00	\$700,765.00	
SignatureofExecutiveDirector X	Date				

**Capital Fund Five-Year Action Plan
Part I: Summary (Continuation)**

PHA/IHAN Name The Housing Authority of the City of Gastonia		Original 5-Year Plan Revision No.			
Development Number/Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHAFFY: 2002	Work Statement for Year 3 FFY Grant: 2004 PHAFFY: 2003	Work Statement for Year 4 FFY Grant: 2005 PHAFFY: 2004	Work Statement for Year 5 FFY Grant: 2006 PHAFFY: 2005
	Annual Statement				
Physical Improvements Subtotal					
Management Improvements Subtotal					
Nondwelling Structures and Equipment					
Administration					
Other					
Operations					
Demolition					
Replacement Reserves					
Mod used for Development					
Total CFP Funds (Est.)					
Total Replacement Housing Factor Funds					
Grand Total					
Signature of Executive Director X		Date			

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear:Two			ActivitiesforYear:Three		
	FFYGrant2004			FFYGrant:2005		
	PHAFY:2003			PHAFY:2004		
	MajorWorkCategory	Quantity	EstimatedCost	MajorWorkCategory	Quantity	EstimatedCost
See Annual Statement	HAWideOperations1406	LS	\$140,153.00	HAWideOperations1406	LS	\$140,153.00
	SubtotalofEstimatedCost		\$140,153.00	SubtotalofEstimatedCost		\$140,153.00
	HAWideManagementImprovements1408			HAWideManagementImprovements1408		
	ComputerSoftwareUpgrade	LS	\$5,000.00	ComputerSoftwareUpgrade	LS	\$5,000.00
	AdministrationTraining	LS	\$5,000.00	AdministrationTraining	LS	\$5,000.00
	MaintenanceskillsTraining	LS	\$8,000.00	MaintenanceskillsTraining	LS	\$8,000.00
	AsbestosTrainingUpdate	LS	\$3,000.00	AsbestosTrainingUpdate	LS	\$3,000.00
	ResidentInitiativesProgram	LS	\$42,000.00	ResidentInitiativesProgram	LS	\$42,000.00
	SubtotalofEstimatedCost		\$63,000.00	SubtotalofEstimatedCost		\$63,000.00
	HAWideAdministration			HAWideAdministration		
	PartialFundingforStaffinCFPPProgram	LS	\$70,076.00	PartialFundingforStaffinCFPPProgram	LS	\$76,076.00
	SubtotalofEstimatedCost		\$70,076.00	SubtotalofEstimatedCost		\$76,076.00
	SubtotalofEstimatedCosts		\$273,229.00	SubtotalofEstimatedCosts		\$279,229.00

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear:Two			ActivitiesforYear:Three		
	FFYGrant:2004			FFYGrant:2005		
	PHAFY:2003			PHAFY:2004		
	MajorWorkCategory	Quantity	EstimatedCost	MajorWorkCategory	Quantity	EstimatedCost
See Annual Statement	HAWideFeesandCosts1430			HAWideFeesandCosts1430		
	ConsultantFeesforCFP	LS	\$5,000.00	ConsultantFeesforCFP	LS	\$5,000.00
	A/EFees	LS	\$31,050.00	A/EFees	LS	\$31,550.00
	Criminal/DrugElimination	LS	\$10,000.00	Criminal/DrugElimination	LS	\$10,000.00
	AsbestosAbatementPlanandMonitoring	LS	\$6,088.00	AsbestosAbatementPlanandMonitoring	LS	\$7,088.00
	SubtotalofEstimatedCost		\$52,138.00	SubtotalofEstimatedCost		\$53,638.00
	NC57-1ACameronCourts			NC57-1ACameronCourts		
	NoWork		\$0.00	InstallAirConditioning		\$205,500.00
	SubtotalofEstimatedCost		\$0.00	SubtotalofEstimatedCost		\$205,500.00
	NC57-1BWeldonHeights			NC57-1BWeldonHeights		
NoWork		\$0.00	SewerModifications		\$29,698.00	
			Landscaping		\$13,500.00	
SubtotalofEstimatedCost		\$0.00	SubtotalofEstimatedCost		\$43,198.00	
	SubtotalofEstimatedCosts		\$325,367.00	SubtotalofEstimatedCosts		\$581,565.00

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear:Two			ActivitiesforYear:Three			
	FFYGrant:2004			FFYGrant:2005			
	PHAFY:2003			PHAFY:2004			
	MajorWorkCategory	Quantity	EstimatedCost	MajorWorkCategory	Quantity	EstimatedCost	
See Annual Statement	NC57-1CMt.View			NC57-1CMt.View			
	NoWork		\$0.00	NoWork		\$0.00	
	SubtotalofEstimatedCost		\$0.00	SubtotalofEstimatedCost		\$0.00	
	NC57-3Linwood			NC57-3Linwood			
	SewerModifications	62	\$82,198.00	NoWork		\$0.00	
	Landscaping	62	\$31,000.00				
	InstallAirConditioning	40	\$137,000.00				
	SubtotalofEstimatedCost		\$250,198.00	SubtotalofEstimatedCost		\$0.00	
	HAWideNonDwellingEquipment1475			HAWideNonDwellingEquipment1475			
	UpgradeComputerHardware	LS	\$5,000.00	UpgradeComputerHardware	LS	\$5,000.00	
SubtotalofEstimatedCost		\$5,000.00	SubtotalofEstimatedCost		\$5,000.00		
SubtotalofEstimatedCosts			\$580,565.00	SubtotalofEstimatedCosts			\$586,565.00

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear:Two			ActivitiesforYear:Three		
	FFYGrant:2004			FFYGrant:2005		
	PHAFY:2003			PHAFY:2004		
	MajorWorkCategory	Quantity	EstimatedCost	MajorWorkCategory	Quantity	EstimatedCost
See Annual Statement	HAWideDwellingStructures			HAWideDwellingStructures		
	InstallHydronicHeatingSystems	18	\$100,800.00	InstallHydronicHeat	18	\$100,800.00
	AbateAsbestosFloorTile	4	\$10,000.00	AbateAsbestosFloorTile	4	\$10,000.00
	NewFloorTileandBase	4	\$6,000.00		4	
	SubtotalofEstimatedCost		\$116,800.00	SubtotalofEstimatedCost		\$110,800.00
	HAWideRelocation1495.1			HAWideRelocation1495.1		
	TemporaryRelocationforResidents	4	\$3,400.00	TemporaryRelocationforResidents	4	\$3,400.00
	SubtotalofEstimatedCost		\$3,400.00	SubtotalofEstimatedCost		\$3,400.00
		SubtotalofEstimatedCosts		\$700,765.00	SubtotalofEstimatedCosts	

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear:Four			ActivitiesforYear:Five		
	FFYGrant:2006			FFYGrant:2007		
	PHAFY:2005			PHAFY:2006		
	MajorWorkCategory	Quantity	EstimatedCost	MajorWorkCategory	Quantity	EstimatedCost
See Annual Statement	HAWideFeesandCosts1430			HAWideFeesandCosts1430		
	ConsultantFeesforCFP	LS	\$5,000.00	ConsultantFeesforCFP	LS	\$5,000.00
	A/EFees	LS	\$31,550.00	A/EFees	LS	\$31,050.00
	Criminal/DrugElimination	LS	\$10,000.00	Criminal/DrugElimination	LS	\$10,000.00
	AsbestosAbatementPlanandMonitoring	LS	\$7,088.00	AsbestosAbatementPlanandMonitoring	LS	\$6,088.00
	SubtotalofEstimatedCost		\$53,638.00	SubtotalofEstimatedCost		\$52,138.00
	NC57-1ACameronCourts			NC57-1ACameronCourts		
	NoWork		\$0.00	Landscaping	100	\$69,000.00
	SubtotalofEstimatedCost		\$0.00	SubtotalofEstimatedCost		\$69,000.00
	NC57-1BWeldonHeights			NC57-1BWeldonHeights		
SewerModifications	27	\$29,698.00	SewerModifications	96	\$133,198.00	
Landscaping	27	\$13,500.00	Landscaping	96	\$48,000.00	
SubtotalofEstimatedCost		\$43,198.00	SubtotalofEstimatedCost		\$181,198.00	
	SubtotalofEstimatedCosts		\$370,065.00	SubtotalofEstimatedCosts		\$575,565.00

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear:Four			ActivitiesforYear:Five			
	FFYGrant:2006			FFYGrant:2007			
	PHAFY:2005			PHAFY:2006			
	MajorWorkCategory	Quantity	EstimatedCost	MajorWorkCategory	Quantity	EstimatedCost	
See Annual Statement	NC57-1CMt.View			NC57-1CMt.View			
	NoWork			NoWork			
	SubtotalofEstimatedCost		\$0.00	SubtotalofEstimatedCost		\$0.00	
	NC57-3Linwood			NC57-3Linwood			
	InstallAirConditioning	60	\$205,500.00	NoWork			
	SubtotalofEstimatedCost		\$205,500.00	SubtotalofEstimatedCost		\$0.00	
	HAWideNonDwellingEquipment1475			HAWideNonDwellingEquipment1475			
	UpgradeComputerHardware	LS	\$5,000.00	UpgradeComputerHardware	LS	\$5,000.00	
	SubtotalofEstimatedCost		\$5,000.00	SubtotalofEstimatedCost		\$5,000.00	
	SubtotalofEstimatedCosts			\$580,565.00	SubtotalofEstimatedCosts		

RAB Meeting Minutes

Friday

May 23, 2003

2:00p.m.

**Location: 1600 Conrad Ave.
Gastonia, NC 28052**

The meeting was called to order at 2:00p.m. The agenda began with Lisa Friend, Housing Services Supervisor introducing the Gastonia Housing Authority staff that was in attendance:

Lisa Friend, Housing Services Supervisor
Kay Little, Section 8 Supervisor
Sherita Smith, Housing Services Specialist for Mtn. View and Linwood Terrace
Cindy Breidinger, Housing Services Specialist for Weldon Heights and Cameron Courts
Rachel Patterson, Admissions Specialist

The meeting was called to order at 2:00p.m. The meeting began with Lisa Friend having the Resident Advisory Board to discuss and make comments in reference to the Follow up Plan for the Resident Survey.

The RAB Board has several good comments to the following questions:

“Do you think management provides you information about: maintenance and repair?”

The RAB boards suggested that we have a training class at each development to show where the water shut-off valves are and how to turn them off if necessary. They were also glad to know that the GHA had begun to give this information to new Residents at the Occupancy Class.

“How satisfied are you with the upkeep of the following areas in your development: common areas (for example: stairways, walkways, hallways, etc.).”

The RAB board made many suggestions in reference to this question. They stated they are extremely pleased with the upkeep of their communities. But they commented on several things they are concerned about.

1. Standing water in parts of the sites. This is not only unsightly but causes Mosquitos.)
2. Broken tree limbs in the tops of trees. These limbs could fall and hurt someone or cause damage to the roof for someone's car.
3. Repair clotheslines
4. Install speed bumps throughout the communities.
5. They would also like to see signs stating “Keep off of the Grass”
6. Signs for dumpsters stating “Private Dumpster” violators will be prosecuted.

RABcomments

Pg.2

May23,2003

“Howoften,ifat all,areanyofthefollowingaprobleminyourdevelopment:rodents
andinspects(indoors)?”

TheRABboardstatedtheonlyproblemtheyareawareoforheardotherresidentsstate
isaproblemwithants.Whichtheystatedusuallycomesalongwiththe summermonths.

TheonlyotherissuethatwasstatedwasthattheRABBoardsuggestedthatwebegin
tohavequarterlymeetingsyearlytokeepontrackofissuesorconcernsthroughoutthe
communities.

Themeetingwasadjournedat3:30p.m.

RAB Meeting Minutes
Thursday
May 8, 2003
1:30 p.m.

Location: 1600 Conrad Ave.
Gastonia, NC 28052

The meeting was called to order at 1:30 p.m. The agenda began with Lisa Friend, Housing Services Supervisor introducing the Gastonia Housing Authority staff that was in attendance:

Lisa Friend, Housing Services Supervisor
Kay Little, Section 8 Supervisor
Sherita Smith, Housing Services Specialist for Mtn. View and Linwood Terrace
Cindy Breidinger, Housing Services Specialist for Weldon Heights and Cameron Courts
Rachel Patterson, Admissions Specialist
Clintess Johnson, ROSS Case Manager

The meeting continued with the group going over the Agency Plan for Fiscal Year 2003. Giving the Resident Advisory Board (RAB) a full understanding of the upcoming plan. Since the board has been through this process in the year prior they did not have in questions in reference to the Agency Plan.

The next area of discussion was the Follow-up Plan to the Resident Survey. Each RAB member received a copy of the Follow-up plan to review and be prepared for the next meeting.

The next meeting to be held will be on Friday, May 23, 2003 at 2:00 p.m.

The meeting was adjourned at 3:00 p.m.

Gastonia Housing Authority
Resident Survey Follow -Up Plan
FY2003

January 22, 2003

The Gastonia Housing Authority (GHA) has developed the following Resident Survey Follow-Up Plan in response to the results of the Resident Assessment Survey for the year 2002.

Our response conforms to HUD requirements to identify actions that will be taken in the next fiscal year to correct those areas found to be deficient.

Communications – Score 76.5%

1. Do you think management provides you information about: maintenance and repair (for example: water shut -off, boiler shut -down, modernization activities)?

GHAPresentActivities:

The GHA currently informs its residents of any maintenance and repair by providing 48 hour prior notice of planned maintenance activities that may directly affect them. This is accomplished by direct mail and/or the distribution of flyers. If an emergency arises that prevents us from providing our standard 48 -hour notice the affected residents are informed of the nature of the emergency maintenance by maintenance and management staff going door -to-door. We also provide opportunities for residents to give input in Capital Fund plans

GHAProposedActivities:

We will intensify our efforts to communicate more efficiently with residents and to that end we have begun to publish our newsletter once again.

TargetDateforCompletion:

This will be an on -going process.

FundingSource: N/A

2. Do you think that management is: responsive to your questions and concerns?

GHAPresentActivit ies:

The GHA staff always makes themselves available to respond to all inquiries by residents and when unable to provide a response directstheresidenttotheappropriate resource to get the answer.

GHAProposedActivities:

Wehavejustrecentlyco mpletedouron -sitestaffingplanthathasplacedastaffperson on-sitetoallowimmediateaccesstomanagement.Thiswillgreatlyenhance communicationbetweenresidentsandmanagement.

TargetDateforCompletion:

Completed.

FundingSource: N/A

3. Doyouthinkmanagementis:courteousandprofessionalwithyou?

GHAPresentActivities:

TheGHASTAFFMAKESEVERYEFFORTTOBECOURTEOUSANDPROFESSIONALWHENDEALINGWITH ourresidentsbyphone,inperson,orthroughwrittencorrespondence.Werealize the importanceofourresidentsandtreatthemwithdignity.

GHAProposedActivities:

Wewillcontinueourpracticeofbeingcourteousandprofessionalinallofourdealings withourresidents.

TargetDateforCompletion:

Anon -goingprocess.

FundingSource: N/A

4.Doyouthinkthatmanagementis:supportiveofyourresident/tenant Organization?

GHAPresentActivities:

TheGHASTAFFMEMBERSMAKETHEMSELVESAVAILABLETOASSISTTHERESIDENTORGANIZATION whencalledupontodoso.

GHAPro posedActivities:

WewillcontinuetoassisttheResidentAssociationandwillencouragestaffparticipation inresidentactivities.

TargetDateforCompletion:

Anon -goingprocess.

FundingSource: N/A

NeighborhoodAppearance –Score73.1%

1. *How satisfied are you with the upkeep of the following areas in your development: common areas (for example: stairways, walkways, hallways, etc.).*

GHAPresentActivities:

We have just recently completed a significant amount of site infrastructure work, which we believe contributed to some residents feeling that the sites were unkempt. The work has been completed, landscaping is taking place and residents satisfaction will, we believe, rise.

Maintenance personnel continuously pick up debris during the course of the workday and we feel that the sites are in excellent condition.

GHAProposedActivities:

We will continue our efforts to ensure that the GHA properties are something the residents and the community can be proud of.

Initiation of an Authority -wide Spring Cleanup in partnership with the Resident Association.

Continuous sidewalk upgrades as well as enhanced landscaping.

TargetDateforCompletion:

Process has begun and will be continuous each funding year.

FundingSource:

Operating Budget and Capital Fund.

2. *How satisfied are you with the upkeep of the following areas in your development: exterior of buildings?*

GHACurrentActivities:

The GHA currently immediately upon discovery paints over or power washes all graffiti throughout the Authority properties.

GHAProposedActivities:

The GHA will continue its efforts to maintain our properties in such a manner that they reflect the pride in which we take in providing outstanding public housing.

TargetdateforCompletion:

This is an on-going initiative.

Funding Source: Capital Fund

3. *How satisfied are you with the upkeep of the following areas in your development: parking areas?*

GHACurrentActivities:

The GHACurrent maintenance personnel regularly removed debris from the parking lots. Broken glass is swept up, grass clippings are removed by the use of power blowers and asphalt surfaces are maintained by patching. Striping of parking lots is performed as required.

GHAProposedActivities:

We will continue our efforts as described above and in addition we have recently revised our policy pertaining to abandoned and unlicensed vehicles, which will allow us to more strictly enforce this activity.

The GHACurrent is in the process of purchasing a high pressure washer that will enable us to pressure wash the parking lot surfaces.

Target date for Completion:

This is an ongoing activity.

Funding Source: Operating Budget

4. *How satisfied are you with the upkeep of the following areas in your development: recreation areas (for example, playgrounds, and other outside facilities)?*

GHACurrentActivities:

The GHACurrently monitors the playground equipment to insure that it is safe and functioning properly. Equipment that is determined to be unsafe is removed.

GHAProposedActivities:

We will be reviewing the purchase of new playground equipment.

Target Date for Completion:

December 2003

Funding Source: Capital Fund

5. *How often, if at all, are any of the following a problem in your development: broken glass?*

GHACurrentActivities:

The GHACurrentActivities staff picks up broken glass and disposes of it on a daily basis.

GHAProposedActivities:

We will continue to pick up and dispose of broken glass as usual.

TargetDateforCompletion:

This is currently being done and will continue to be done.

FundingSource: Operating Budget

6. *How often, if at all, are any of the following a problem in your development: noise?*

GHACurrentActivities:

The GHACurrentActivities currently works in partnership with the Gastonia Police Department to issue warning citations for any noise disturbance in the communities. The citations are also issued to the heads of households who have large gatherings outside of their units. In addition, residential conferences are requested as complaints are made concerning noise, and incident reports are reviewed on a monthly basis as they are received from the local police department.

GHAProposedActivities:

Continued partnership with Police Department to alleviate incidents.
Continued issuance of citations.
Continue practice of meeting with residents responsible for making excessive noise.

TargetDateforCompletion:

This is an ongoing initiative.

FundingSource: N/A

7. *How often, if at all, are any of the following a problem in your development: rodents and insects (indoors)?*

GHACurrentActivities:

The GHACurrentActivities has a continuous program of pest control and contact annually with a service company. Based upon our visual inspection of units, our interaction with

residents and the results of the recent REAC Physical Inspection we are confident that we have a successful pest control program.

GHAProposedActivities:

The GHA will continue its current effective pest control program and respond to resident complaints of infestation as required.

TargetDateforCompletion:

This is an ongoing program of the GHA.

FundingSource: Operating Budget

8. *How often, if at all, are any of the following a problem in your development: trash/litter?*

GHACurrentActivities:

The GHA has maintenance personnel that are focused upon the daily removal of any trash and litter that they discover during the course of their workday and we also respond to resident reports of excessive litter in developments. When it is possible to determine the source of the litter or improper disposal of household trash we contact the resident and advise them against continuing the practice and if they do not they will be charged for the time that maintenance must spend doing removal.

GHAProposedActivities:

The GHA will continue its present practice of proactively maintaining our sites, which we feel is exceptional at this time.

TargetDateforCompletion:

This is an ongoing program of the GHA.

FundingSource: Operating Budget

Section 8 Homeownership Capacity Statement

The Gastonia Housing Authority has completed its Section 8 Homeownership Program documents in partnership with the City of Gastonia Community Development Department, Fannie Mae North Carolina Partnership Office and Wachovia Bank. The plan envisions a two-mortgage model whereby Wachovia will make first mortgage loans and the City of Gastonia will make subordinated second mortgage loans to qualified applicants (currently receiving a Section 8 HCV). FNMA has agreed to purchase the loans originated by Wachovia and other banks.

The Executive Director served on a Section 8 Homeownership Task Force comprised of representatives from HUD, Fannie Mae, Freddie Mac, North Carolina Housing Finance Agency, NCD Division of Community Assistance, city and county representatives, lenders, public housing authorities, etc. A consultant was hired to prepare a report based on the input and outcome of this task force. The result was the report Section 8 Homeownership Program, A Model for North Carolina Communities. The Gastonia Housing Authority has used this report in conjunction with City of Gastonia program information, Wachovia criteria and FNMA underwriting criteria in establishing its Section 8 Homeownership Program.

The Executive Director has completed the professional certification program from the National Development Council (NDC) Housing Development Finance Program. This certification program focused on the financing of affordable housing projects in real communities. The three-part series consisted of HD-410, Single Family Home Ownership Finance, HD-420, Multi-family Housing Development Finance and HD-430, Housing Development Finance, Problem Solving and Deal Structuring. The Executive Director will pursue the National Development Council (NDC) Housing Economic Development Program in 2003.

The Executive Director has participated in meetings with Wachovia and FNMA that have defined lender and servicer commitments that will utilize the FNMA My Community Mortgage pilot program underwriting criteria.

An Executive Director has been hired to lead Gastonia Housing Initiative, the not-for-profit corporation set up by GHAA to develop housing in Gaston County. Ms. Carolyn Wooten has many years of experience in housing development and will provide technical assistance in setting up and implementing the GHAA Section 8 Program.

As part of this program, the Gastonia Housing Authority Section 8 Homeownership Program will require a minimum contribution of 1 percent or \$500, whichever is less from the borrower's own funds. Fannie Mae underwriting criteria will be used to qualify the borrower based on housing expense to income, monthly income to expenses and creditworthiness. Fannie Mae uses the ratio of 41 percent for both housing expense to income and monthly income to expenses.

The issue of mortgage models was addressed in the Task Force. Two models were developed, the one -mortgage model and the two -mortgage model. The Gastonia Housing Authority and FNMA have discussed these models in detail and believe that a small number of loans can be made using the two -mortgage model assuming a subordinated second mortgage from the City of Gastonia. This second mortgage would be a low interest loan that can be repaid from the Housing Assistance Payment.

The Executive Director has developed the Administrative Plan revision for the program. This Plan is currently in review by both FNMA and Wachovia Bank. It is expected that the program will be introduced during May or June of 2003.

The Gastonia Housing Authority has held many discussions and meetings with the City of Gastonia's Community Development Division regarding housing counseling, finance and first time home buyer down payment assistance. Gastonia Housing Authority will use the city's existing home ownership counseling program for its Section 8 Homeownership Program.

The Section 8 and Community Services staff will attend HUD -sponsored Section 8 Homeownership training when it is offered. If not offered before the program is established, staff will attend training from a national training provider.

The Gastonia Housing Authority will apply for funding of a Section 8 FSS Coordinator through the fiscal year 2002 Super NOFA. A FSS Program for public housing has been active for the past year and a Section 8 FSS program has been established. The Section 8 FSS Coordinator will assume responsibilities for this program.

Given the above activities, the Gastonia Housing Authority is fully capable of developing and administering a Section 8 Homeownership Program.

Resident Council Membership List

MOUNTAINVIEW					
NAME	ADDRESS	CITY	STATE	ZIP	PHONENUMBER
SERERIABEASLEY	2103LYONST.	GASTONIA	NC	28052	704-861-8159
WILMAWILLIAMS	2109LYONST.	GASTONIA	NC	28052	810-6594
FOSTINATHROWER	549HENDERSONST.	GASTONIA	NC	28052	704-867-3864
SANDRABRICE	561HENDERSONST.	GASTONIA	NC	28052	704-864-1553
QUENCENIADAWKINS	521HENDERSONST.	GASTONIA	NC	28052	704-862-0753
DURESHAWILLIAMS	563HENDERSONST.	GASTONIA	NC	28052	NOPHONE
MARTHABROWN	426EDWINST.	GASTONIA	NC	28052	704-867-1669
CAMERONCOURTS					
NAME	ADDRESS	CITY	STATE	ZIP	PHONENUMBER
PHYLLISS.WYKLE	1336BAUGHST	GASTONIA	NC	28052	704-865-0013
PHYLLISJ.WYKLE	1346BAUGHST	GASTONIA	NC	28052	704-852-4005
JANNIEMILLS	924CAMERONAVE	GASTONIA	NC	28052	704-864-8688
ANNIEFRIDA Y	920CAMERONAVE	GASTONIA	NC	28052	704-864-2094
PERDENCIABARROW	1320BAUGHST	GASTONIA	NC	28052	704-866-8144
SHERRILLHART	914CAMERONAVE	GASTONIA	NC	28052	704-852-4480
WELDONHEIGHTS					
NAME	ADDRESS	CITY	STATE	ZIP	PHONENUMBER
VERONICAHALL	889BARKLEYST	GASTONIA	NC	28052	704-867-8558
PHYLLISMURRIEL	856BARKLEYST	GASTONIA	NC	28052	704-867-1983
HELENODOM	851RADIOST	GASTONIA	NC	28052	704-868-9651
ANGELACOOK	826BARKLEYST	GASTONIA	NC	28052	704-493-7237
SHEKEYAGILL	843BARKLEYST	GASTONIA	NC	28052	704-852-9491
MARYPHILLIPS	889RADIOST.	GASTONIA	NC	28052	NOPHONE
LINWOODTERRACE					
NAME	ADDRESS	CITY	STATE	ZIP	PHONENUMBER
DARTHEYWHITE	1557CONRADAVE	GASTONIA	NC	28052	704-852-9803
MILDREDBARRETT	1561CONRADAVE	GASTONIA	NC	28052	704-853-2227
WILMAADAMS	1559CONRADAVE	GASTONIA	NC	28052	704-867-0806
JANEDEE	1527CONRADAVE	GASTONIA	NC	28052	704-867-6743
GLADYSBURRIS	1537CONRADAVE	GASTONIA	NC	28052	704-868-3325
GLADYSWATSON	1635CONRADAVE	GASTONIA	NC	28052	704-865-4306
LINDARHYNE	1518CONRADAVE	GASTONIA	NC	28052	704-864-6028

SECTION-8					
NAME	ADDRESS	CITY	STATE	ZIP	PHONENUMBER
VIRGINIALEE	410S.WELDONST	GASTONIA	NC	28052	704-852-4398
MIKEWITHERS	914H.DAVISAVE	GASTONIA	NC	28052	704-864-8195
JANETGORDON	550S.BOYDST.	GASTONIA	NC	28052	704-862-0161
LILLIEGRAY	216WELCHAVE., APTA	GASTONIA	NC	28052	704-867-3305
SERLINAMCLAUGHLIN	1802ALPINEDR	KINGS MTN	NC	28086	704-730-9692

Pet Policy Statement

The Gastonia Housing Authority (GHA) allows for pet ownership in its developments with the written pre-approval of the Housing Authority. In exchange for this right, the resident assumes full responsibility and liability for any action and damages of the pet and agrees to hold the Gastonia Housing Authority harmless from any claims caused by an action or inaction of the pet.

One common household pet is allowed and must be registered at the main administrative office of GHA. At the time of registration, the resident must make a refundable deposit of \$150. A separate non-refundable nominal fee of \$200, which may be paid in installments of \$50.00.

The types of pets allowed are as follows:

1. Dogs – Maximum number: 1, maximum adult weight: 20 pounds, maximum Height: 12” must be house broken, spayed or neutered, have all required Inoculations and licensed as specified now or in the future by State law and local ordinance.
2. Cats – Maximum number: 1, must be spayed or neutered, have all required Inoculations, trained to use a litter box or other waste receptacle, licensed as specified now or in the future by State and local ordinance.
3. Birds – Maximum number: 1, must be enclosed in a cage at all times.
4. Fish – Maximum aquarium size: 10 gallons must be maintained on an approved stand.
5. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY) – Maximum number: 1, must be enclosed in an acceptable cage at all times, have any and all inoculations as specified now or in the future by State law or local ordinance.
6. Turtles – Maximum number: 1, must be enclosed in an acceptable cage or container at all times.

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises.

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit (no outdoor cages may be constructed or animals left on chains outside the unit). Pets will be allowed only in designated areas on the grounds of the property.

Pets may not be left unattended in a dwelling unit for over 8 hours.

Pets cannot be kept, bred or used for any commercial purpose.

If a pet causes harm to any person, is deemed to be a nuisance or a threat to health and safety, the pet's owners shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority.

EVALUATION OF GOALS AND OBJECTIVES PHAPLAN 2002

PUBLIC HOUSING

Reduce Public Housing Vacancies

As a result of the Housing Authority's aggressiveness in combating illegal drugs in and around its properties, the goal of maintaining a 96% occupancy rate fell somewhat short and averaged 94% for FYE Sept. 30, 2002. The GHA will continue its aggressive anti-drug policy while at the same time, strive to attain a minimum 96% occupancy rate.

Increase Customer Satisfaction

Our resident's satisfaction with their living environment, and their safety and security have been, and will continue to be, a priority of the Board of Commissioners and staff.

Concentrate On Efforts To Improve Specific Management Functions

The Housing Authority continues its practice of providing ongoing staff training to all and in many instances we are providing cross training to provide additional skills and understanding of overall Authority operations. Vacancies have been reduced, as have Tenant Accounts Receivables; Financial reporting systems are continuously studied and improvements made. The Housing Authority has received its 2002 PHAS Score and has increased its score from 91 to 96, thereby maintaining its status as a HUD High Performer.

Deconcentration/Income Mixing

The GHA has completed its review of residents housed during the past year and has determined that, based upon the AMI, we continue to exceed the goals for housing Extremely Low Income families on an Authority-wide basis. This conclusion is based upon a study of the AMI for the City of Gastonia.

Implementing of Public Housing Security Improvements

As reported last year, the GHA continues to focus upon enhancing resident security and reducing crime. We continue to retain the services of an experienced crime consultant as we work closely with local law enforcement. The GHA was the lead agency in the successful application for a Weed-and-Seed Grant and as the program evolves these security within our public housing and surrounding communities will be greatly enhanced.

SECTION 8

Improvement of Section 8 Management

- The lease-up rate has increased to 96% and will continue to increase as a result of the commitment of 33 vouchers to the Dallas High School Project.
- All inspections are being completed in a timely manner.

Increase Customer Satisfaction

- Full day briefings are held on a monthly basis to educate applicants on all aspects of the Section 8 Program. All participating landlords are also invited to attend the briefings.
- A survey has been conducted to receive input from landlords relative to the Section 8 Program performance and also to receive suggestions on how the GHA can better serve them and the clients.
- Monthly luncheon meetings are held with landlords to provide them with program information and to receive their input on any problems they may be experiencing.

Efforts to Increase Assisted Housing Choices

- Section 8 clients are informed of the expanded opportunities for housing choices through mobility.
- Section 8 staff attends meetings of area landlord associations to explain the Section 8 program in an effort to broaden the resources available to clients.
- Collaboration with a number of tax credit properties outside of the pocket of poverty continues to reap results for clients.
- The Payment Standard remains at 100% to provide incentives to landlords to remain with the Program and to entice others to participate.

Promotion of Self-Sufficiency

The FSS Program Coordinator, working with the Section 8 staff, has identified _____ clients who are now participating in the Family Self-Sufficiency Program.

Implementation of the Section 8 Homeownership Program

The Executive Director has been preparing the Program and is nearing the point where making the "American Dream" will be a reality to many Gastonia Housing Authority Section 8 Program participants.

FINANCE

Annual Independent Audit

The Audit of all operations resulted in no findings and an unqualified opinion.

COMMUNITY SERVICES

The Community Services Department continues to be extremely active. The receipt and implementation of the Weed and Seed Grant, with the GHA acting as the lead agency, has created a collaborative effort among an array of entities that are participating in the Program.

The Crime Prevention initiative is, and will continue to reap benefits through out Public Housing and other Weed and Seed Target Areas.

MAINTENANCE

The Maintenance Department continues to do an outstanding job and the fruits of their labor are borne out in the results of the REAC Physical Inspection that gave the GHA an outstanding score in the condition of the physical plant.

Other areas of note are:

- Sanitary Sewers have been replaced at Linwood Terrace
- Landscaping has been completed at Linwood Terrace
- The entrance to Linwood Terrace has a new decorative iron fence and new signage
- Sidewalks have been replaced at the Family Sites
- Asbestos floor tile abatement in 47 units will begin in March 2003
- A Misc. Improvements contract will also begin in March and will add smoke detectors, CO detectors, audio-visual upgrades for ADA compliance, insulation increased to R-30, and GFI's installed.

Gastonia Housing Authority
Section 8 Project -Based Assistance
Attachment to FY -2003 PHA Plan

The Gastonia Housing Authority (GHA) will provide Section 8 PBA to owners of qualified multifamily and single family properties in accordance with 24 CFR 983. These properties may include new construction, rehabilitated properties and existing housing.

GHA's current Housing Choice Voucher baseline is 1155 units; therefore, GHA may provide PBA to 231 qualified units.

On December 4, 2001, GHA submitted its Policy and Procedure for Section 8 Project -Based Assistance (PBA). The GHA Board of Commissioners adopted a resolution on September 17, 2001 approving the PBA Selection Policy. HUD approved the policies and procedures in a letter to GHA dated January 16, 2002. The letter stipulated several conditions that GHA will meet in providing future PBA.

GHA may provide 100 percent PBA for disabled and elderly properties and single -family dwellings and 25 percent PBA on family projects in accordance with current laws and regulations.

In accordance with HUD requirements for deconcentration, GHA will only execute HAP contracts for PBA units in census tracts with poverty rates of less than 20 percent unless specifically approved by HUD.

In all cases, a competitive selection process will be used to provide PBA. This will consist of:

1. Advertising in a local newspaper of general circulation once a week for three consecutive weeks.
2. The advertisement will contain general information, rating criteria and the selection policies and procedures.
3. Number of units to be assisted will be specified.
4. Application deadline will be at least 30 days after the last advertisement is published.
5. Only applications received in response to the ad will be considered.

PBA is consistent with this PHA Plan in several regards:

1. GHA has entered into a contract to provide PBA for Dallas High School Apartments. This is an elderly property situated in a desirable area of Dallas, NC. This project meets two objectives of this plan: assisted housing for elderly and deconcentration.

2. GHA will partner with for-profit and not-for-profit developers when possible to provide PBA for tax credit developments. These developments will be developed based on market studies that reflect affordable housing needs in Gaston County. In all cases, the City of Gastonia's Consolidated Plan will be consulted when providing PBA to tax credit properties. This will meet the objectives of this plan by meeting affordable housing needs and, by the very nature of tax credit requirements, will expand housing opportunities and contribute to deconcentration.
3. GHA will also seek to provide PBA for special needs populations such as elderly and disabled. Both have been identified as having significant housing needs in this community. This will meet the objectives of this plan by expanding housing opportunities to a special class of low-income families.

Attachments are provided as follows:

1. A copy of a sample advertisement;
2. Exhibit I that requests specific project information;
3. Required attachments to the application; and
4. Selection Policy

Sample Advertisement

GASTONIA HOUSING AUTHORITY

PROJECT BASED ASSISTANCE PROGRAM

REQUEST FOR APPLICATIONS

Application for utilization of Project Based Assistance will be received by the Director of the Gastonia Housing Authority until 5:00 p.m., _____, 200_. The Authority will select applications for assistance for specific projects that have been submitted in direct response to this advertisement.

All applications must be in full compliance with PBA regulations published at 24 CFR 983 and must contain the required components listed at 24 CFR 983. Ranking and selection will be made by the Gastonia Housing Authority Board of Commissioners in accordance with the HUD approved Unit Selection Policy. Final approval of the selected application will be given by the U.S. Department of Housing and Urban Development. Copies of the above referenced regulations and policies are available for public inspection during normal working hours at Housing Authority's office at 340 West Long Ave., Gastonia, NC.

Owner applications in original and two copies will be accepted at the Gastonia North Carolina office listed above until 5:00 p.m., _____, 200_, for units within Gaston County. Incomplete or unresponsive applications will not be ranked or selected.

All questions should be directed to the Executive Director of the Gastonia Housing Authority, by phoning (704) 864 -6771 or by writing to: Gastonia Housing Authority, PO Box 2398, Gastonia, NC 28053 -2398.

EXHIBIT 1

Information to be submitted to the Gastonia Housing Authority by the owner for consideration of Project Based Assistance.

Name of Development _____

Location of Development _____

Total Number of Housing Units _____

Square Footage by Bedroom Size

_____ 1 bedroom _____ 2 bedroom

_____ 3 bedroom _____ 4 bedroom

Number of bathrooms by Bedroom Size

1 bedroom _____ baths 3 bedroom _____ baths

2 bedrooms _____ baths 4 bedrooms _____ baths

Total Construction Cost _____

Total Construction Cost per Unit _____

Anticipated Start of Construction _____

Other Information:

Property Owner _____

Developer _____

Builder _____

Architect _____

Management Agent _____

Please list the names of the officers, principal members, shareholders, investors and other parties having substantial interest in any of the above listed firms or organizations. Please describe their previous participation in HUD programs on the attached HUD form identifying any possible conflict of interests. Please include a resume of the participants indicating their experience in developing, designing, building and managing housing.

The following attachments must be included with the application.

1. Preliminary Site Plan
2. Schematic Architectural Drawings Showing:
 - a. Typical unit floor plans showing the size of the units (inc. a bedroom and bathroom count)
3. General description of the type of construction and material to be used.
4. List of amenities and services of the development
5. Pictures of the property
6. Evidence of site control
7. Description of the proposed site and surrounding land uses.
8. Letter from local government indicating that the property for the proposed development is properly zoned for the permitted use.
9. Proposed contract rent per unit indicating which utilities, services and equipment are included in the rent and which are not included in the rent. For those utilities not included in the rent, an estimate of the average monthly cost for each unit type for the first year of occupancy.
10. Owners plan for maintaining and managing the units
11. Evidence of Financing of Lender Interest in Financing (Listing the Proposed Terms of the Financing)
12. Commitment stating the term of flow -incomerental
13. Cash Flow Statement

Selection Policy

GASTONIA HOUSING AUTHORITY

PROJECT BASED SECTION 8 PROGRAM

Purpose: To encourage private for profit and/or non-profit investment in new construction or substantial rehabilitation of affordable housing production in Gaston County, North Carolina, the Gastonia Housing Authority has requested approval from the U.S. Department of Housing and Urban Development to implement a program of Project Based Vouchers.

Targeting: The proposals for Project Based Section 8 Assistance for new construction or substantial rehabilitation are to be for persons with incomes below 50 percent of the Area Median Income. The units must meet the HUD Housing Quality Standards.

Advertising: The Request for Proposals advertisement will run once a week for three consecutive weeks (a minimum of twenty-one (21) days) and will describe the application process, specify the number of units the Gastonia Housing Authority estimates it will be able to assist. Only applications submitted in response to this advertisement will be considered. All advertising will be consistent with the Gastonia Housing Authority's Equal Housing Plan approved by the U.S. Department of Housing and Urban Development.

Advertisements will be in the format attached and will:

1. be run in the Gaston Gazette, Gastonia's daily newspaper of general circulation
2. be run once a week for three consecutive weeks, specify the number of PBV units, and first published following HUD's approval to implement a project-based program; and
3. the deadline for acceptance of owner applications has been established as thirty days after the advertisement is last published.

GASTONIA HOUSING AUTHORITY

PROJECT BASED ASSISTANCE SELECTION POLICY

The Gastonia Housing Authority will follow this policy in selecting housing for Project Based Assistance.

1. The Housing Authority will advertise that it will accept applications for Project Based Assistance through the Section 8 program in the following paper of general circulation, Gaston Gazette. The advertisement will state that the Housing Authority will accept Project Based Assistance applications for specific projects.
 - The advertisement will run once a week for consecutive weeks and will specify an application deadline of 30 days after the last advertisement date.
 - The application will state the number of units the Housing Authority plans to assist under the Project Based Assistance Program.
 - The advertisement will state that only applications submitted in response to the advertisement will be considered.

2. The Housing Authority has developed the following process to help rank and select applications. The Housing Authority will use a 100 -point ranking system to rate the applications received. The applications will be evaluated on a competitive basis, with those receiving the largest number of points receiving the PBA. The following points will be allocated to each factor.

20 points – Site locations and convenience to shopping areas and human services

10 points – Exterior and interior design consideration

10 points – Experience of the development Team (Developer, Architect and Builder)

10 points – Marketing and Management Plan

10 points – Project Financial Feasibility (Ability to secure financing)

10 points – Highest dollar amounts spent on construction of a unit

10 points – Housing that serves special populations, (elderly, persons with mental, physical or developmental disabilities, persons with substance use disorders and persons with AIDS/HIV)

10 points – Long Term Affordability Guarantees (Willingness to obligate the units as affordable rental housing for lower income person and/or families for 15 plus years)

10 points – Leveraging other public and private funds to maximize the construction value per unit

100 points Total

Consideration will be based on those units that meet the housing needs of the Housing Authority and are determined to be in the best interest of the lower income people of Gaston County that will benefit from better housing opportunities.

All prospective applicants will be given a copy of the applicable regulation describing the program and the requirements of the submission of applications. The application describes the minimum amount of information to be submitted.

3. The identity of the Developer, Owner, builder, architect, management agent (and other participants) and the names of officers and principal members, shareholders, investors, and other parties having a substantial interest; the previous participation of each in HUD programs on the prescribed HUD form; and a disclosure of any possible conflict of interest by any of these parties that would be a violation of the Agreement to Enter into a Housing Assistance Payments Contract (HAP Contract) or of the HAP Contract itself; and information on the qualifications and experience of the principle participants. Information concerning any participant who is not known at the time of the Developer's submission must be provided to Gastonia Housing Authority.
4. The following applies only to the Acquisition and Rehabilitation of Existing Units.
 - The number of persons (families, individuals, businesses and nonprofit organizations) occupying the property on the date of the submission of the application;
 - The number of persons to be displaced, temporarily relocated or moved permanently within the building or complex;
 - The estimated cost of relocation payments and services, and the source of funding; and;
 - The organization(s) that will carry out the relocation activities.

In signing this application you are certifying that there will be no displacement of any existing tenants from units to receive Section 8 Assistance without following the Uniform Relocation and Real Property Acquisition Act and the requirements of HUD Handbook 1378.

5. The owner/developer's submission to the Housing Authority must include the information of Exhibit I entitled "Information to be Submitted to the Gastonia Housing Authority by the Owner for Consideration of Project Based Assistance". Exhibit I is incorporated as part of this policy by reference.

I certify that the information contained in this application is true to the best of my knowledge.
