

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year Ending 6/30/2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Isothermal Planning & Development Commission

PHA Number: NC161

PHA Fiscal Year Beginning: (07/01/2007)

PHA Programs Administered:

Public Housing and Section 8 x Section 8 Only **Public Housing Only**
 Number of public housing units: Number of S8 units: Number of public housing units:
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

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)

- X 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)

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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers (50 units over 5 years)
 - X Leverage private or other public funds to create additional housing opportunities (+5 over 5 years)
 - X Conduct business in a manner that respects the diversity of our clients and Staff;
 - X Work to build communication and alliances among the neighborhoods within Region C.
- X PHA Goal: Improve the quality of assisted housing
Objectives:
- X Improve voucher management: (SEMAP score of +95%)
 - X Increase client and landlord satisfaction:
 - X Concentrate on efforts to improve voucher unit inspections
 - X Reduce marginal unit (15% or less over 5 years)

- X Maximize voucher turnover within funding constraints

- X PHA Goal: Increase assisted housing choices
 - Objectives:
 - X Provide voucher mobility counseling:
 - X Conduct outreach efforts to potential voucher landlords
 - X Ensure that voucher payment standards are relative to rental market
 - X Provide homeownership counseling and assistance

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

- X PHA Goal: Provide an improved living environment
 - Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - X Implement measures to promote income mixing of program participants by assuring access for lower income families into higher income developments:
 - X Partner with private and/or non-profit agencies to promote development of housing for elderly and/or disabled families.

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - X Increase the number and percentage of employed persons in assisted families (25% over 5 years)
 - X Provide or attract supportive services to improve employability of assisted families;
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X 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:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The Annual Plan for the Isothermal Planning & Development Commission includes the following:

- Statement of housing needs
- Statement of financial resources
- Statement of eligibility policies
- Statement of rent determination policies
- Statement of the PHA operations and management
- Statement of hearing & grievance procedures
- Statement of homeownership
- Statement of community service and self-sufficiency programs
- Statement of project-based assistance
- Audit report

Specific programs and planned activities detailed within each of the above categories are targeted to achieve goals of the PHA mission “to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination” in a Five-Year Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (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

- (NC161a01) PHA Management Organization Chart
 - (NC161b01) Project Based Voucher Statement
 - (NC161c01) Tenant Advisory Board
 - (NC161d01) Homeownership Capacity Statement
 - (NC161e01) Annual & Five-Year Progress Statement
 - (NC161f01) Addressing Housing Needs for Victims of Domestic Violence
- (, B, etc.) in the space to the left of the name of the attachment: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Yes	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Yes	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
Yes	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	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
N/A	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	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
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Yes	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Yes	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Yes	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
Yes	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Yes	PHA Organization Chart	Annual Plan
Yes	Project Based Voucher Statement	Annual Plan
Yes	Tenant Advisory Board	Annual Plan
Yes	Homeownership Capacity Statement	Annual Plan
Yes	Statement of Progress	Annual & Five-Year Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4,819	3	3	3	3	4	3
Income >30% but <=50% of AMI	3,693	4	3	4	3	3	3
Income >50% but <80% of AMI	4,939	5	4	3	2	2	4
Elderly	3,528	3	5	4	4	3	4
Families with Disabilities	3,497	3	3	3	3	3	3
Race/Ethnicity *1	9,410	3	3	3	3	3	3
Race/Ethnicity *2	3,703	3	3	4	3	3	3
Race/Ethnicity *3	338	2	3	3	3	2	3
Race/Ethnicity							

*1 = White/Non-Hispanic

*2 = Black/Non-Hispanic

*3 = Hispanic

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:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs 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.** PHAs may provide separate tables for site-based or sub jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
x Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	242		10%
Extremely low income <=30% AMI	155	64%	
Very low income (>30% but <=50% AMI)	87	36%	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	167	69%	
Elderly families	18	7%	
Families with Disabilities	57	24%	
Race/ethnicity	118	49%	
Race/ethnicity	121	51%	
Race/ethnicity			
Race/ethnicity			

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)? 6 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

Comparison of approved budget authority (ABA) to actual Housing Assistance Payments (HAP) will be completed monthly to ensure that available funds are maximized and that turn-over vouchers are issued to eligible applicants from the Waiting List.

(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

- X Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Collaborate with local governments. Private developers and non-profits to promote development of new affordable housing stock.

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

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Promote Family Self-Sufficiency programs to support and encourage gainful employment.
- X Maximize turnover of exception units in project-based assistance that affords educational and training opportunities for low-income families.

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

- X Promote Family Self-Sufficiency programs to encourage gainful employment.
- X Promote the Homeownership Program through pre-homeownership counseling and related training.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- X Apply for Vouchers specifically allocated for the elderly population should they become available.
- X Partner with area non-profits and/or private developers to provide quality affordable housing by leveraging vouchers through project-based set asides.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- X Apply for special purpose vouchers targeted for families with disabilities should they become available.
- X Affirmatively market to local non-profit agencies and/or private developers to provide affordable housing for families with disabilities by attaching Section 8 vouchers through project-based set-asides.

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

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- X Participate in outreach efforts conducted by schools, grassroots and faith-based organizations, community groups and groups working with various races and ethnicities.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
- X Utilize project-based vouchers to encourage new construction of quality affordable housing in areas traditionally not available to families served by the Section 8 program.

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:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with Section 8 participants and the Tenant Advisory Board
- X Results of consultation with advocacy groups

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (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 2005 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,832,983	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) (FSS Grant)	17,190	
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Non-federal sources (list below)		
Total resources	\$5,850,173	\$5,850,173

3. PHA Policies Governing Eligibility, Selection, and Admissions

(24 CFR Part 903.7 9 (c))

A. Public Housing (not applicable)

B. Section 8

Exemptions: PHAs 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)

X Criminal or drug-related activity only to the extent required by law or regulation

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

c. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes X 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)

X Criminal or drug-related activity

X Names and addresses of prior landlords

- X Any known history of tenant damages
- X Any known history of tenant lease violations

(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)

- X 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)

- X PHA main administrative office
- X Other (list below)
 - Local housing office within each county of the four-county service area

(3) Search Time

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

If yes, state circumstances below:

Family is granted a 30-day extension at the end of the initial 60-day term of the Voucher provided their file supports that effort is being made to locate suitable housing.

At the end of 90 days, an additional 30-day extension may be granted if hospitalization and/or or other extenuating circumstances has affected the family's ability to find a unit or if the family demonstrates that consistent effort has been made to locate a unit.

The family has located a unit prior to the end of the 90-day period but the unit has not passed Housing Quality Standards and the owner is actively involved in bringing the unit into compliance.

The PHA may grant an additional 30-day extension (beyond the normal 120-day duration of the Voucher) with approval of the Housing Director. Factors that would warrant consideration are outlined in the Administrative Plan as follows:

- As a reasonable accommodation to make the program accessible to and usable by an individual with disabilities.

- Extenuating circumstances such as a death or illness that prevents the family from locating a suitable unit.
- When family size or other special requirements make finding a unit difficult.
- When availability of quality affordable housing limits the family's ability to locate suitable housing.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. X 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

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

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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below)

- Referrals from local and state agencies (Department of Social Services, Health Departments, Mental Health Agencies), faith-based organizations and churches.

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 point 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

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

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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 2 Other preference(s) (list below)
- Referrals from local and state agencies (Department of Social Services, Health Departments, Mental Health Agencies), faith-based organizations and churches.

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

- X 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
X 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 admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- X The Section 8 Administrative Plan
X Briefing sessions and written materials
X Other (list below)
 - Federal Regulations and/or Laws

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

- X Through published notices
X Other (list below)
 - Application process
 - Word of mouth

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing – Not Applicable

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

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
- X 100% of FMR (except for 1 BR units in McDowell County and all bedroom Sizes for Polk County which are set at 110% of the 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)

- X 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 payment standards reevaluated for adequacy? (select one)

- X 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)

- X Success rates of assisted families
- X Rent burdens of assisted families
- X Other (list below)
 - Open market comparables (rent reasonableness)

(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)

- Family has lost eligibility or is awaiting eligibility determination for a federal, state or local assistance program.
- Family income has decreased because of changed circumstances including the loss of employment.
- Death in family.

5. Operations and Management

[24 CFR Part 903.7 9 (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:

The PHA is located within the Isothermal Planning & Development Commission (IPDC) in Rutherfordton, NC, with outreach offices located within the four-county service area (Cleveland/McDowell/Polk/Rutherford). The Housing Director is responsible for administration of the program and staff and reports directly to the Executive Director. Success of the program is contingent upon cooperative efforts between program staff located in outreach offices and IPDC Main Office staff.

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	Expected
--------------	-------------------	----------

	Served at Year Beginning 7/1/2007	Turnover
Public Housing		
Section 8 Vouchers	1,331	10%
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: (not applicable)
- (2) Section 8 Management: (list below)
 - IPDC Personnel Policy
 - Federal Register and/or laws
 - Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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 – not applicable

B. Section 8 Tenant-Based Assistance

1. X 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 24 CFR 982?

If yes, list additions to federal requirements below:

- Anonymous complaints and/or allegations are investigated as time permits.
- An informal hearing must be requested within ten (10) working days following issuance of the notice.
- The final decision of the Hearing Officer will be rendered in writing within seven (7) to ten (10) days following the informal hearing.

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

X PHA main administrative office

X Other (list below)

- Local housing office within the four-county service area

7. Capital Improvement Needs (not applicable)

[24 CFR Part 903.7 9 (g)]

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

8. Demolition and Disposition (not applicable)

[24 CFR Part 903.7 9 (h)]

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

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities (Not Applicable)

[24 CFR Part 903.7 9 (i)]

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

10. Conversion of Public Housing to Tenant-Based Assistance (Not Applicable)

[24 CFR Part 903.7 9 (j)]

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing (Not Applicable)

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

B. Section 8 Tenant Based Assistance

1.X 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

X 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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

- Currently have verbal reciprocal agreements. A goal of the five-year plan is to obtain signed agreements from the four (4) TANF agencies with the four-county service area.

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 programs to eligible families
- Jointly administer programs

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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

X 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” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Project-Based Exception Units</i>				
Caitlin Station, Shelby NC	36 units	Waiting List	PHA Main Office Caitlin Station Office	Section 8
Ashley Meadows, Columbus NC	36 units	Waiting List	PHA Main Office Ashley Meadows Office	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: 4/01/2007)
Public Housing		
Section 8	41	46

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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)
- X Adopting appropriate changes to the PHA's tenant-based rent determination policies and train staff to carry out those policies
 - X Informing participants of new policy on admission and reexamination
 - X Actively notifying participant of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - X Establishing a protocol for exchange of information with all appropriate TANF agencies

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 (Not Applicable)

[24 CFR Part 903.7 9 (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.

14. RESERVED FOR PET POLICY (Not Applicable)

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X 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 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes X No: Were there any findings as the result of that audit?

17. PHA Asset Management (Not Applicable)

[24 CFR Part 903.7 9 (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.

18. Other Information

[24 CFR Part 903.7 9 (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 (File name)
 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. X 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.)

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: (provide name here)
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)
 - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - Supports Emergency Assistance (TANF), Federal and other housing resources provided by local, state or federal programs;
 - Proponent for development of affordable housing stock and economic opportunity regardless of race, religion, national origin, sex, familial status and/or disability;
 - Community development objectives consistent with Housing and Community Development Act of 1974;

- Collaborate efforts in exchange of information pertaining to available resources to meet housing assistance needs.

D. Other Information Required by HUD

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

Attachments

nc161a01	Organizational Chart
nc161b01	Project-Based Voucher Statement
nc161c01	Tenant Advisory Board
nc161d01	Homeownership Capacity Statement
nc161e01	Statement of Progress in Meeting 5-Year Plan Mission & Goals
nc161f01	Addressing Housing Needs for Victims of Domestic Violence

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				

**ISOTHERMAL
PLANNING & DEVELOPMENT COMMISSION
NC161**

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

ORGANIZATIONAL CHART

BOARD OF DIRECTORS

EXECUTIVE COMMITTEE (ELECTED BY BOARD)

EXECUTIVE DIRECTOR (REPORTS TO EXECUTIVE COMMITTEE)

HOUSING DIRECTOR (REPORTS TO EXECUTIVE DIRECTOR)

REPORTING TO THE HOUSING DIRECTOR:

- **HOUSING COUNSELOR (MCDOWELL COUNTY)**
- **HOUSING COUNSELOR (CLEVELAND COUNTY)**
 - 1. **ADMINISTRATIVE ASSISTANT (REPORTS TO HOUSING COUNSELOR)**
- **HOUSING COUNSELOR (RUTHERFORD COUNTY)**
- **HOUSING INSPECTOR (1 FULL TIME & 1 HALF TIME)**
- **PROGRAM SPECIALIST (3)**
- **FAMILY SELF-SUFFICIENCY COORDINATOR**
 - 1. **FSS PROGRAM COORDINATING COMMITTEE**

ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION

NC161

PROJECT-BASED VOUCHER STATEMENT

In accordance with Section 232 of the fiscal year 2001 Department of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act and revisions published in the Federal Register Notice on October 13, 2005 (24 CFR Part 983), the PHA administers project-based tenant assistance. The PHA Administrative Plan (Section XXIX Part 5) contains policies and procedures required for submission and selection of qualifying units for project-based assistance in addition to the requirements for implementation of the Statement of Responsibility for exception units.

Total number of budgeted units	1331
20% of available funding	266
Total units allocated to date	116
Total units planned for 2007-2008	58

The total allocated units represent project-based assistance approved by HUD with subsequent Housing Assistance Payments contracts initiated for units in Cleveland and Polk Counties.

By partnering with local non-profit organizations and private developers, it is hopeful that the PHA will be able to provide additional housing options by mid to late 2008 in Rutherford County.

Available housing stock in the counties served by Isothermal Planning & Development Commission (Rutherford/Cleveland/Polk/McDowell) continues to diminish with little or no replacement expected. Continued downturns in the economy have resulted in the worst textile market since World War II. Plant closings and subsequent loss of employment have resulted in disrupted lives, our communities being torn apart and a higher demand for quality affordable housing. Three of the four counties served by the program are among the highest level of unemployment in the state. The addition of high quality affordable housing through the project-based Housing Choice Voucher program has been instrumental in restoring the self-confidence and esteem of families served by the program.

Through HUD's project-base option, the program has been successful in providing newly constructed market rate multi-family units that are affordable and in the best interest of the low-income families in the counties served. This action is consistent with the goals established in the annual and five year plans:

- Increasing the availability of decent, safe and affordable housing.
- Improving community quality of life and economic vitality.
- Promoting self-sufficiency and asset development of families and individuals.
- Ensuring equal opportunity in housing for all eligible families.

ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION

NC161

Section 8 Housing Choice Voucher Program

TENANT ADVISORY BOARD

Cleveland County:

Annie Jones
LueVenia Haynes

Rutherford County:

Joyce Wilson
Joyce Bohannon

McDowell County:

Georgia Baldwin

ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION

NC161

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

In accordance with the final rule issued on September 12, 2000, and guidelines provided at 982.625, Isothermal Planning & Development Commission (IPDC) has developed specific guidelines to implement a "Section 8 Homeownership Program." The IPDC Board of Directors approved the agency's updated Administrative Plan on November 12, 2002, that included the addition of the "homeownership option" through the Housing Choice Voucher Program.

1. IPDC established a minimum homeowner down payment requirement of three (3) percent of the purchase price and will require that a least one (1) percent of the purchase price come from the family's resources.
2. IPDC will require that financing for purchase of a home under our "Section 8 Homeownership Program" be provided, insured or guaranteed by the state or Federal government and that it complies with secondary mortgage market underwriting standards or generally accepted private sector underwriting standards.

As of the end of March 2007, five families have successfully transitioned from the Housing Choice Voucher Program to the Homeownership Program. Twenty-five of the forty-six families currently participating in the Family Self-Sufficiency Program have escrow balances and are potential candidates for the Housing Choice Voucher Home Ownership Program.

ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION (NC161)

STATEMENT OF PROGRESS IN MEETING

THE 5-YEAR PLAN MISSION & GOALS

In accordance with Isothermal Planning & Development Commission's (IPDC) mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination, an average of 1,328 families per month were served by the Housing Choice Voucher Program during the past fiscal year ending June 30, 2006.

Progress made during the past year in accomplishing the goals established in the 5-year plan is as follows:

- Established partnerships with private and/or public agencies (North Carolina Housing Partnership, Habitat for Humanity, Cleveland County CDC, McDowell Ministries, Thermal Belt Outreach Ministries) and successfully leveraged funds to create additional housing opportunities for the families served.
- IPDC has been successful in utilizing Section 8 vouchers per guidelines established by HUD for implementing project-based assistance. Funding was awarded in late 2001 for construction of a 48-unit multi-family complex in Cleveland County. Construction of the complex known as Caitlin Station was completed in early 2003. Funding was approved in early 2003 for construction of a 48-unit multi-family complex in Polk County, North Carolina with occupancy beginning in early 2005. Funding was approved in late 2004 for a 56-unit complex (Kings Row) to be constructed in Kings Mountain, North Carolina. Lease-up began in late 2005 with twelve (12) of the 56 units supported by project-based vouchers and allocated for persons with disabilities.
- Voucher inspections are continuing to improve through implementation of an "initial inspection checklist and rent reduction schedule" detailed and approved in the Administrative Plan. Acquisition of a part-time inspector has improved the turn-around time required for re-inspections. Marginal units have been reduced by 10% during the past year.
- Improvement in Section 8 Voucher management will be reflected in the SEMAP score for FYE 06/30/08 and is projected to achieve a score of 96 or higher.
- Established a collaborative effort with health departments and the North Carolina Attorney General's office in a proactive effort to identify pre-1978 housing units occupied by a child (children) ages six or under that have been diagnosed with an elevated blood level.
- Guidelines for implementation of a "Section 8 Homeownership Program" were completed and adopted into the agency's Administrative Plan on

November 12, 2002. As of December 2006, five families have transitioned from rental assistance to the Homeownership Program with one family no longer needing assistance through the program. Twelve (12) of the thirty-two (46) current participants in the family self-sufficiency program are possible candidates for transitioning to homeownership.

- Improvement in community quality of life and economic vitality is being accomplished through successfully partnering with private and non-profits to develop affordable housing in areas of higher income and less concentration of poverty and crime.
- Promoted self-sufficiency and asset development of families and individuals by expanding implementation of the Family Self-Sufficiency Program to another one of the four counties served (McDowell County). Families within the four county service area are eligible to participate in the Family Self Sufficiency and/or Homeownership Programs.
- In an effort to ensure equal opportunity in housing for all Americans, additional information was obtained from the North Carolina Low-Income Housing Coalition pertaining to housing discrimination and specific examples of housing discrimination. This information has been incorporated in the briefing session and packet of information provided for all program participants. The PHA has also been successful in leveraging Section 8 Vouchers through HUD's project-based option to construct qualify affordable housing in areas that have traditionally not been available to families served by the Section 8 program.
- The PHA Administrative Plan was updated during 2006 to include:
 1. A "Reasonable Accommodation" policy to ensure that an applicant and/or program participant with a disability is provided with equal opportunity to obtain and enjoy the use of a housing unit contracted through the Housing Choice Voucher Program.
 2. Expansion of program services by improving access to service for persons with Limited English Proficiency (LEP). The plan defines the conditions requiring an implementation plan for LEP families in addition to guidelines for oral and/or written translation of the program.
 3. .Language required by the Violence Against Women Act of 2005 that prohibits denial and/or termination of assistance for a family or family member who is a victim of domestic violence, dating violence, or stalking.

ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION

NC161

ADDRESSING HOUSING NEEDS FOR VICTIMS OF DOMESTIC VIOLENCE

In accordance with the federal Violence Against Women Act of 2006 (VAWA), the PHA has revised the Administrative Plan to include protection for an applicant, a tenant or member of the tenant's family who are victims of domestic violence, date violence or stalking from being either denied application or being evicted and/or terminated from housing assistance based on acts of violence against them.

Policy changes approved in the spirit of VAWA include definitions as incorporated by the Unites States Housing Act and applicable language required to inform applicants and/or tenants of their rights mandated by VAWA. The policies affected by this change include:

1. Statement of Policies & Objectives (confidentiality requirements regarding domestic violence, dating violence or stalking victims)
2. Eligibility for Admissions
3. Briefing of Families
4. Family Moves
5. Termination or Denial of Assistance
6. Notice of eligibility or denial

The PHA will provide all participants with notification of protections and/or rights under VAWA at the time of admissions and at annual re-examination. The notice will explain the protections afforded under the law, inform the participant of PHA confidentiality requirements and provide contact information for local victim advocacy groups and/or service providers.

Effective with Housing Assistance Payments contracts initiated beginning February 1, 2007, the PHA is utilizing the revised HAP contract form 52641, the revised Tenancy Addendum (52641-A) and a revised generic lease that includes the language required to protect victims of abuse in the Housing Choice Voucher Program.