

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>Western Piedmont Council of Governments</u> PHA Code: <u>159</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1017</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH
	PHA 2:				HCV
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See attached statement. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. PHA main administrative office				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See attached statement.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See attached statement.				

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See attached statement.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See attached statement.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

**Western Piedmont Council of Governments
Public Housing Agency – NC159
Attachments to Annual Plan – 2009**

Item 6.0(a):

Changes in PHA Plan – Three changes are incorporated into the 2009 PHA Plan.

- 1) An addition has made to the PHA's admissions preferences which gives priority to applicants who reside in the PHA's area of operations (at time of application). The PHA's area of operation includes Alexander, Burke, Caldwell and Catawba Counties of North Carolina.
- 2) The PHA currently prohibits a client who loses his/her Section 8 assistance due to program violations, from applying for assistance again for a period of 3 years. The PHA is extending the 3 year period to 5 years.

Item 7.0:

Homeownership Program – The PHA anticipates continuing participation in the Section 8 homeownership option. The maximum number of participants anticipated for the year is 25. The PHA requires all clients participating in the homeownership option to attend on-going homeownership counseling and must have retained employment at least 75% of the time over the past 12 months. The PHA partners with the Unifour Home Consortium to provide the counseling services and assist the clients in securing necessary financing for the purchase of the home.

Project-based Vouchers – The PHA has one existing agreement in place for “project-based” Section 8 vouchers. This agreement was established in prior years as an initiative to increase housing opportunities for eligible elderly clients. No new agreements are planned for the Plan year.

Item 9.0:

Housing Needs – The housing needs in the service area of the PHA are varied but for the client population eligible for Section 8 assistance, the primary needs are:

- 1) Affordability – Client families cannot afford the prevailing costs of housing without rent subsidies and the number of eligible families far exceeds the resources of the PHA. The PHA's waiting list has been closed for more than a year, due to the extremely long wait times for applicants to receive assistance (9 months or more).
- 2) Supply – Generally speaking, clients are able to find acceptable housing with the financial assistance of Section 8 rent subsidies, although the availability may vary from neighborhood to neighborhood.
- 3) Quality – Like the “supply” issue, assisted clients are generally able to find housing that meets the Section 8 program quality standards, although the availability varies from neighborhood to neighborhood.
- 4) Accessibility – See Supply and Quality comments.
- 5) Size of Units - See Supply and Quality comments. Additional note – the availability of units with 4 or more bedrooms is limited, due in large part to the small demand for such units in the housing market.
- 6) Location – Availability varies from neighborhood to neighborhood.

Item 9.1:

Strategy for Addressing Housing Needs – The PHA will continue efforts to encourage property owners to participate in the Section 8 program and will seek to make participation desirable through education and professional conduct. The PHA will also seek to maximize the

number of clients that can be assisted within the budget resources provided from the US DHUD, and will evaluate opportunities to apply for additional housing voucher funding. A conscientious housing quality standards (HQS) inspections program helps assure that clients have quality housing units.

Item 10.0:

(a) Progress in Meeting Mission and Goals – The PHA’s mission is the same as that of the US DHUD, which is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The PHA’s goals for accomplishing this mission include: Expanding the supply of assisted housing; Improving the public housing management (SEMAP score); and, Implementation of a voucher homeownership program. The on-going administration of the Section 8 rental assistance program is an important resource for providing assisted housing, but the resources available to the PHA from DHUD has effectively diminished, because funding has not kept up with demand nor costs. The PHA has been successful in maintaining high scores on DHUD program management assessments and has been successful in implementing a homeownership program.

(b) Significant Amendment and Substantial Deviation/Modification – The PHA considers the following as significant amendments/substantial deviation/modifications of its Plan:

- 1) Addition or elimination of Strategic Goals;
- 2) Changes that affect client eligibility;
- 3) Changes in admissions preferences;
- 4) Changes in the requirements for the Homeownership program;
- 5) Increases in minimum rent amount, and;
- 6) Decreases in the applicable payment standards.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Western Piedmont Council of Governments
 PHA Name

NC 159
 PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 20 09 - 20 10

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Katherine W. Barnes	Title Chairperson
Signature 	Date March 24, 2009

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, G. Richard Oxford the Unifour Consortium Administrator certify that the Five Year and
Annual PHA Plan of the Western Piedmont COG PHA is consistent with the Consolidated Plan of
Unifour Consortium prepared pursuant to 24 CFR Part 91.

3-20-09



Signed / Dated by Appropriate State or Local Official

March 24, 2009

Minutes of the Section 8 Housing Program's Annual Resident Advisory Board Meeting and Public Hearing.

The group was greeted at 2:30 PM, by the Jim Chandler. Five attendees were present although only four were recorded on the attendance sheet: Khanmala Luangkhot, Steve Little (and wife), Mamie McCain and Vladimir Khudyakov.

A PHA Plan summary sheet was distributed to all attendees and the proposed changes to the PHA were explained (see attached). Gertrude Clemons (Section 8 Program Director) and Jim Chandler asked if the proposed changes seemed appropriate and reasonable and if anyone had any concern over the impact of the changes. The group expressed understanding and agreement with the intention of the proposed changes and expressed no concern. The group was then invited to ask any general questions and offer any comments about the Section 8 program. Several asked about the security and stability of their assistance. Ms. Clemons and Mr. Chandler explained that current year budget allocation information was not yet available from the US Department of Housing and Urban Development but that there is no indication or reasons to believe that the program will not continue as currently operated. The group expressed concern over anything that might reduce their levels of assistance or otherwise raise their expenses.

At 3:00 PM, the Public Hearing was officially opened for comments. There were no comments and the Public Hearing was officially closed.

The attendees were thanked for their attendance and the meeting/hearing ended.

Respectfully Submitted,

Jim Chandler
Assistant Executive Director
Western Piedmont Council of Governments