

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Housing Authority of the County of Wake **PHA Code:** NC021

PHA Type: Standard PHA Troubled PHA

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2020

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units 345 **Number of Housing Choice Vouchers (HCVs)** 523 **Total Combined Units/Vouchers** 868

PHA Plan Submission Type: Annual Submission Revised Annual Submission

Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

Copies of the FY 2020 Annual Plan can be obtained at the HACW's Main Office located at 100 Shannon Drive, Zebulon, NC; at its website (<https://www.hacwnc.org/>) and at the following addresses:

105 Youngwood Rd., Fuquay-Varina NC 27526

100 N. Allen Rd., Wake Forest NC 27587

817 Delta St., Garner NC 27529

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

YES___ **NO** **XX** **PHA Consortia: The Housing Authority of the County of Wake, NC is not submitting a joint PHA Plan**

B. Annual Plan Elements
Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Please refer to the Statement of Housing Needs and Strategy for Addressing Housing Needs which has been updated to reflect the present state of the area and in accordance with Wake County Affordable Housing Plan published last in October 2017, Wake County 2020 Analysis of Impediments to Fair Housing Choice; The National Housing Coalition 2020 Out of Reach Report; Wake County’s Draft of 2020-2025 Consolidated Plan; Wake County’s Draft 2020-2021 Action Plan; multiple news reports and databases including Wake County by the Numbers, U.S. Census Bureau Quick Facts Wake County North Carolina, the North Carolina Housing Finance Authority Database and the Analysis for Impediments to Fair Housing, on which preparation the HACW was a contributor.

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

The Housing Authority of the County of Wake prior to preparing its Annual Plan has reviewed and consulted the following documentation: Wake County Affordable Housing Plan published last in October 2017, Wake County 2020 Analysis of Impediments to Fair Housing Choice; The National Housing Coalition 2020 Out of Reach Report; Wake County’s Draft of 2020-2025 Consolidated Plan; Wake County’s Draft 2020-2021 Action Plan; multiple news reports and databases including Wake County by the Numbers, U.S. Census Bureau Quick Facts Wake County North Carolina, the North Carolina Housing Finance Authority Database and other sources as listed and/or referred to as supportive documentation of its Analysis of Housing Needs and Strategies for addressing them.

B.1 The Housing Authority of the County of Wake communicates with the Wake County Housing Affordability and Community Revitalization Department to discuss goals and the status of affordable housing in the county, and a member of the Authority’s staff regularly attends Wake County Housing Advisory Committee Meetings. The agencies coordinating these efforts bring together the Wake County Public Health Division, the Alliance Behavioral Health, managing care of mental health, intellectual and developmental disabilities, and substance use disorders. In addition to at least over thirty agencies in their Partnership to End Homelessness as part of the Continuum of Care, and as part of the mission to better coordinate services for vulnerable populations, the new Wake County Housing Department has created a Permanent Housing and Supportive Services Division .

The Housing Authority of the County of Wake has 345 public housing units and provides Section 8 vouchers to over 500 participants. The HACW also manages ten (10) rental units for its affiliate, Wake Initiatives for Supportive Housing (WISH). However, it is clear while studying available data including the U.S. Census Quick Facts Reports, Annual Plans, and Caper, that as reported by an article on the Indy News published on January 2019, (<https://indyweek.com/news/wake/wake-county-affordable-housing-not-enough/>) about 4 percent of the residents of Wake County are considered extremely cost-burdened, meaning they pay more than half their incomes in rent; another 5 percent pay between 30 and 50 percent of their incomes toward housing costs and to meet its current housing needs, officials say, Wake County must fill a gap of 56,000 affordable units or more.

In addition, over 42,000 low-income households in Wake County are extremely cost-burdened, meaning that they spend half or more of their income on housing. Of these households, about 26,000 earn less than \$24,000 annually leaving them with less than \$1,000.00 per month to cover their remaining household costs including food, transportation, clothing and health care. Another 49,000 low-income households spend between 30% and 50% of their income on housing and are considered housing cost-burdened. As reported by the Wake County 2019-2020 Consolidated Plan, the most common housing problem in Wake County is cost burden, both for renters and homeowners. The data compiled by the Plan shows that 15,622 renter households under 80% AMI are paying more than 50% of their income for housing. Severe Cost Burden or paying more than 50% of household income on housing disproportionately affects Extremely Low-Income and Low-Income renters. 4 out of 5 cost-burdened and Extremely Low Income renters are paying more than 50% of their household income on rent. Among homeowners 16,973 households under 80% AMI are paying more than 30% of their income on housing, of which half are paying more than 50% of their income. Severe Cost Burdened is most prevalent among Extremely Low Income and Low-income renters (Below 50% AMI). The next most common housing problem is overcrowding.

If these trends continue, the deficit of the units required to satisfy the need for affordable housing, is projected to rise to 150,000 units by 2035. Just to maintain the existing gap, the county would need to add 5,875 units a year. In a more recent report, on May 2020, Lorena Mc Dowell, Director of the Wake County Housing Affordability and Community Revitalization Department, reported that the County, as of December 2019, had a shortage of 60,775 units of affordable housing in Wake County and . These numbers are confirmed by the Wake County Affordable Housing Plan which advises that there are several trends that have increased the unmet need for affordable housing in the area. These are listed below.

B.1 (1) Availability

In 2015, Wake County had an unmet housing need of 56,000 affordable units, due in large part to the fact that low-income households are largely unable to find affordable housing within the County and this gap is likely to expand to as much as 150,000 units in the next 20 years.

To compound the scarcity of available affordable housing, from 2009-2015 Wake County experienced a loss of approximately 5,000 units at prices affordable to low-income households.

At this time Affordable Housing Online (<https://affordablehousingonline.com/housing-search/North-Carolina/Wake-County>) also reports that there are only 180 low income apartment Communities in Wake County offering 10, 206 affordable apartments for rent and that of those, only 2,827 are income based and 7,379 are rent subsidized apartments that do not provide direct rental assistance but remain affordable to low income households in Wake County.

However, the population in the County is growing at a rate of 70 new households per day mostly from both international and national migration from both other counties and other states, as reported by Wake County by The Numbers Reports and further defined in the Wake County’s Growth Highlight Report for 2019 and in the Wake County 2020-2025 Consolidated Plan.

Wake County District Schools also track the number of homeless youth attending their schools and reported in November 2019 a near 60 % rise in the number of kids affected by homelessness and who are unable to afford housing under the present scarcity of affordable units with the numbers going from 2,736 homeless youth in the 2014- 2015 to 4,365 homeless youth in 2018-2019.

The present market will not naturally create housing at the affordability levels required by the increasing demand in the area, as demonstrated in information gathered in an April 2019 Recommended Proposals for Multifamily Affordable Housing Development Loans presentation to the Wake County Board of Commissioners where it was reported that:

- In 2018, the creation of 440 Affordable Units had been recommended to increase affordability of available units, but only 192 of those recommended were awarded.
- In 2019, the creation of 920 Affordable Units had been recommended however, only 631 were awarded.
- There would be an average rental savings on 30 % AMI units compared to Market rate Units of \$752 per month and a savings of \$252 per month on units at 60 % of the AMI

Note that the Housing Authority of the County of Wake has cooperated with Wake County in the formulation of its 2019-2020 Annual Plan and the Wake County 2020 Analysis of Impediments Draft where the following priority groups were identified for affordable housing:

Priority One

- Renters 0-40% Area Median Income (currently \$33,720 for a family of four)
- Homeless individuals and families
- Non-homeless individuals and families with Special Needs

Priority Two

- Renters 41-50% Area Median Income (currently between \$33,720 and \$42,150 for a family of four)
- Homeowners at 41-50% Area Median Income

B.1 Priority Three

- Renters 51-80% Area Median Income (currently between \$42,150 and \$67,450 for a family of four)
- Homeowners at 51-80% Area Median Income

Sources: Please see the following attachments:

Attachment NC021a01 Wake Growth Highlight Report

Attachment NC021b01 Wake County Analysis of Impediments to Fair Housing

Attachment NC021c01 April 2019 Recommended Proposals for Multi-Family Affordable Housing Development Loans.

Attachment NC021d01 Wake County 2020-25 Consolidated Plan

Attachment NC021e01 for a copy of the Wake County 2019-2020 Annual Plan

(2) Affordability

Housing Affordability has an incredible impact on families, the community in which they live and the economic health of the area. At present the trends driving Wake County affordability crisis are:

- Rapid Population Growth
- Housing Production compared to growth
- Loss of Affordable Housing
- Unmet and expanding Housing Needs

The Wake County 2020-2025 Consolidated Action Plan Housing Market Analysis overview advises that approximately 70 people move to Wake County every day, putting increased pressure on real estate costs and job competition. Wake County's rental vacancy rate in 2015 was 5.8% and the Owner vacancy rate was 1.9%. With limited housing stock and increased demand, home and rental property prices have been steadily increasing and housing has become expensive, with many people stretching their budgets to pay for housing. In addition, many of the older neighborhoods and homes which may be more affordable are deteriorating and require substantial investment to be maintained as decent housing. But as reported by the aforementioned Plan the elimination of the state housing tax credit for the development of low-cost housing has reduced the funds available to address housing needs statewide and minimal increases in CDBG and HOME has not allowed jurisdictions to keep pace with the increased cost of living and inflation of building materials/land.

Households' incomes are not keeping pace with escalating housing costs, especially for the lowest-income households. A total of 5,252 publicly and privately assisted housing locations were inventoried for the Wake County Analysis of Impediments Report – 134 public housing sites, 4,348 Section 8 voucher holders, 621 LIHTC developments, and 149 developments assisted in other ways (new construction, second mortgages, rehab, etc.). According to the 2017 Wake County Affordable Housing Plan, Wake County's rental housing prices have increased 35% between 2006 and 2015 while overall Median Household Income has increased 16% over that same time period and 10% for people without a Bachelor's Degree. Wages are not keeping pace with the rising cost of housing in Wake County and the Rental Vacancy Rate has dropped by nearly half between 2010 and 2017, from 8.6% to 5.5%.

It must be noted also that almost 10 % of the assisted housing inventory is located in one of the seven identified Racially Concentrated Areas of Poverty (RCAP) tracts which is an improvement to nearly 23 % in the 2015 AI showing that there has been a positive result from the policies put in place to alleviate the scarcity of affordable housing and decrease concentration of assisted housing in high poverty areas.

The assisted housing inventory in the current analysis of Impediments to Fair Housing is based upon the total number of assisted housing units provided by each property rather than the specific properties themselves. This is to account for the fact that locations vary considerably in size. Overall the data shows 23,819 publicly and privately assisted housing units – 1,751 public housing units, 4,348 voucher units, 8,716 LIHTC units, and 9,004 units within properties that were assisted in other ways (new construction, second mortgages, rehab, etc.).

<p>B.1</p>	<p>As reported by the 2020 Outreach Report Wake County requires one of the highest Hourly Wages needed to be able to afford a 2-bedroom unit at an FMR of \$1,163. That means that a family would have to make \$22.37 per hour and hold at least 3.1 full time jobs just to cover housing needs.</p> <p>The Out of Reach Report further states that 36 % of the County is composed of renters which, if they have an income at 30 % of the AMI would only be able to afford a rental amount of \$706.00, which is \$457 less than the 2 bedroom FMR of \$1,163. Nonetheless, the State’s minimum Wage has remained at \$7.25 which makes it obvious that the disparity between wage and housing incomes further aggravates the affordability of housing. It must be further noted that since 2006, the median household income for those without a bachelor’s degree in the County has increased by 10%, but rental housing costs have increased by 35% and 8.4 % of the population in the County lives below the federal poverty threshold.</p> <p>As mentioned above in item (1) regarding availability, affordable housing has been a very small part of new developments until very recently. Last year, Wake County committed to building 192 new affordable units, providing permanent vouchers to more than 300 families, and supporting the rehabilitation of 217 affordable units. Combined with projects approved by the county’s twelve municipalities, developments begun in 2018 will eventually yield 1,030 affordable units throughout Wake County, which should alleviate the affordability of units in the area.</p> <p>It must be noted that comparing rental rates to the United States average of \$1,023, Wake County rental rates are 7.7% higher, Wake County Rental Rates are also 25.7 % higher than in the rental rate for the State of North Carolina.</p> <p>Sources: Please see Attachment NC021b01-WakeCountyAnalysisofImpedimentstoFairhousingReport Out of Reach 2020 Report –located at https://reports.nlihc.org/sites/default/files/oor/OOR_BOOK_2020.pdf Wake County, North Carolina Housing Data Town Charts https://www.towncharts.com/North-Carolina/Housing/Wake-County-NC-Housing-data.html</p> <p>(3) Supply and Quality of available housing:</p> <p>Wake County has a population of 976,019 and there are 364,669 households in the county with an average household size of 2.61 persons. 35.81% of households in Wake County are renters.</p> <p>The State of Housing Spreadsheet Chart produced in 2019 by the North Carolina Housing Finance Authority advises that in Wake County there are a total of 419,361 occupied housing units, 13,801 mobile homes and that of these only 14.4 % are newer units built after 2000, while 49.2 % are older units built before 1980. Of those units 64 % are owner occupied and 18% of those owners are cost burdened. Thirty-six percent (36%) of the available units are occupied by renters and of those, 43 % are rent burdened.</p>																						
<p>B.1</p>	<table border="1"> <thead> <tr> <th data-bbox="194 1501 763 1543">Occupied housing units</th> <th data-bbox="763 1501 893 1543">419,361</th> <th data-bbox="893 1501 1521 1543">419,361</th> </tr> </thead> <tbody> <tr> <td data-bbox="194 1543 763 1585">Utility gas</td> <td data-bbox="763 1543 893 1585">177,250</td> <td data-bbox="893 1543 1521 1585">42.3%</td> </tr> <tr> <td data-bbox="194 1585 763 1627">Bottled, tank, or LP gas</td> <td data-bbox="763 1585 893 1627">9584</td> <td data-bbox="893 1585 1521 1627">2.3%</td> </tr> <tr> <td data-bbox="194 1627 763 1669">Electricity</td> <td data-bbox="763 1627 893 1669">228817</td> <td data-bbox="893 1627 1521 1669">54.6%</td> </tr> <tr> <td data-bbox="194 1669 763 1711">Fuel oil, kerosene, etc.</td> <td data-bbox="763 1669 893 1711">910</td> <td data-bbox="893 1669 1521 1711">0.2%</td> </tr> <tr> <td data-bbox="194 1711 763 1753">Coal or coke</td> <td data-bbox="763 1711 893 1753">0</td> <td data-bbox="893 1711 1521 1753">0.0%</td> </tr> <tr> <td data-bbox="194 1753 763 1795">Wood</td> <td data-bbox="763 1753 893 1795">1140</td> <td data-bbox="893 1753 1521 1795">0.3%</td> </tr> </tbody> </table>		Occupied housing units	419,361	419,361	Utility gas	177,250	42.3%	Bottled, tank, or LP gas	9584	2.3%	Electricity	228817	54.6%	Fuel oil, kerosene, etc.	910	0.2%	Coal or coke	0	0.0%	Wood	1140	0.3%
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Solar energy	135	0.0%
Other fuel	167	0.0%
No fuel used	1358	0.3%

SELECTED CHARACTERISTICS

Occupied housing units	419,361	419,361
Lacking complete plumbing facilities	448	0%
Lacking complete kitchen facilities	1280	0.3%
No telephone service available	1142	0.3%

Sources: Attachment NC021e01 for a copy of the North Carolina Housing Finance Authority State Housing Spreadsheet.

Attachment NC021f01SELECTED HOUSING CHARACTERISTICS/Housing Occupancy Survey/Program: ACS Year: 2019/Estimates: 5-Year Table ID: DP04
<https://data.census.gov/cedsci/all?t=Housing>

B.1 (4) Accessibility:

The Wake County Analysis of Impediments to Fair Housing Choice, reports that:

- Over 68,000 disabled persons in Wake County may require housing accommodations.
- 7.4 % of total civilian not institutionalized population over 5 reported a disability (68,777) including 30.9 % 65 or older
- Most common disability in the population 18 – 64 years of age was ambulatory therefore, 3.6 % of the County’s residents would require accessible housing with universal design features.
- Persons with disability in the area earn an average of \$12,000 per year with a poverty rate 6.7% higher than in the general population.
- Only 82 % of the disabled population has graduated from high school as compared to 93 % of the non-disabled population further limiting their ability to earn higher incomes.
- The HACW has five (5) of its 345 public housing units which are currently accessible however, 16% of the total housing stock (including single family units) in Wake County was built prior to 1990 and the Fair Housing Act did not require all "covered multifamily dwellings" designed and constructed for first occupancy until March 13, 1991 to be accessible to and usable by people with disabilities.
- Affordable Housing Online (see <https://affordablehousingonline.com/housing-search/North-Carolina/Wake-County>) reports that there are at present 180 Low Income Apartment communities in Wake County.
- The Housing Resource Guide provided and maintained by the North Carolina Housing Coalition advises that there are 6,040 units for elderly/disable individuals in Wake County of which 158 are listed as handicapped accessible units.

Sources: North Carolina Housing Coalition Housing Resource Guide <https://nchousing.org/housing-data/> AffordableHousingOnline.com and Attachment NC021b01 Wake County Analysis of Impediments to Fair Housing Choice.

{Please see the Next Page for Housing Needs of Families on the PHA's Waiting List}

Housing Needs of Families on the PHA's Waiting List				
B.1	Waiting List Type: (Select One)			
	<input checked="" type="checkbox"/> Section 8 Tenant-Based Assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
		# of families	% of total families	Annual Turnover
	Waiting List Total	55	100%	83
	Extremely Low Income <=30% AMI	45	83%	
	Very Low Income>30% but <50% AMI	7	13%	
	Low Income >50% but <80% AMI	2	4%	
	Families with Children	31	56%	
	Families w/o Children	7	13%	
	Elderly Families	3	5%	
	Near Elderly Families	4	7%	
	Families with Disabilities	10	18%	
	Race/Ethnicity-White	5	10%	
	Race/Ethnicity-Black	48	87%	
Race/Ethnicity-Hispanic	1	2%		
Race/Ethnicity-Asian/Pacific Islander	1	1		

B.1	Housing Needs of Families on the PHA's Waiting List		
	Waiting List Type: (Select One) Section 8 Tenant-Based Assistance <input checked="" type="checkbox"/> Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:		
	# of families	% of total families	Annual Turnover
Waiting List Total	356	100	71
Extremely Low Income <=30% AMI	309	87%	
Very Low Income >30% but <50% AMI	40	11%	
Low Income >50% but <80% AMI	7	2%	
Families with Children	169	47%	
Families w/o Children	36	10%	
Elderly Families	34	10%	
Near Elderly Families	41	12%	
Families with Disabilities	76	21%	
Race/Ethnicity-White	39	11%	
Race/Ethnicity-Black	300	84%	
Race/Ethnicity-Hispanic	15	2%	
Race/Ethnicity- Asian/Pacific Islander	2	1%	

B.1 Public Housing-Continued

<i>Characteristics by Bedroom Size (Public Housing Only)</i>	<i># of Families</i>	<i>% of Families</i>	<i>Annual Turnover</i>
0BR	0	0	0
1BR	174	49%	14
2BR	103	29%	27
3 BR	58	16%	23
4 BR	14	4%	6
5 BR	7	2%	1

Strategy for Addressing the Housing Needs of Families in the Jurisdiction on the Waiting List

The Housing Authority of the County of Wake will maximize the number of assisted/affordable units available to the PHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing the turnover time for vacated public housing units
- Reducing the time to renovate public housing units
- Undertaking measures to ensure access to affordable housing among families assisted by the PHA
- The Housing Authority of Wake County will increase the number of affordable units by:
- Leveraging affordable housing resources in the community by encouraging mixed-finance housing.
- Maintaining or increasing section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Pursuing housing resources other than public housing or section 8 tenant-based assistance.
- Participating in the Consolidated Plan process to ensure coordination with broader community strategies.

The Housing Authority of the County of Wake’s Housing Choice Voucher Program will target available assistance to families at or below 30% of AMI.

The Housing Authority will exceed HUD’s federal targeting requirements for families at or below 30% of AMI in the tenant-based Housing Choice Voucher Program which is also one of the priorities established by the Wake County Department Of Housing in its Affordable Housing Plan.

The Housing Authority of the County of Wake will target available assistance to families with disabilities by:

- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Leveraging resources from partner organizations to cover the cost of home modifications to make units more accessible, including fall prevention and assistive technology/smart housing, and expanded community-based setting options for individuals with disabilities to help with rent deposit, move-in costs, home supplies and furniture and entering into strong partnerships with community agencies serving people with disabilities such as The Arc of the Triangle; NAMI Wake County, Alliance of Disability Advocates/Center for Independent Living (Alliance); First In Families of Wake County; Wake County Human Services.
- Creating a preference for non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

- Approving rents up to 120 % of the Fair Market Rent as a reasonable accommodation for units that provide accessible units with structural modifications for persons with disabilities.
- Will provide technical assistance to owners interested in making reasonable accommodations (*units accessible to persons with disabilities*) through referrals to local fair housing and equal opportunity offices.
- Applying for any available Mainstream Program Voucher opportunities for non-elderly disabled individuals

The housing strategies selected by the Housing Authority of Wake County were all influenced by:

- Housing constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Evidence of housing needs as presented in the Consolidated and Affordable Housing Plans.
- 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.

B.1

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

Financial Resources:		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 grants)		
a) Public Housing Operating Fund	\$1,713,820.00	
b) Public Housing Capital Fund	\$ 884,805.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,044,155.00	
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)		
3. Public Housing Dwelling Rental Income	\$ 547,000.00	PH Operations
4. Other Income (List Below)		
Tenant Charges	\$ 14,300.00	PH Operations
Fraud Recovery		
5. Non-Federal Sources (list below)		
Interest Income	\$ 100.00	PH Operations
Total Resources	\$ 4,204,180.00	

B.1	<p><input type="checkbox"/> Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))</p> <p>Since the last Annual Plan Submission the Housing Authority of the County of Wake (HACW) has not changed the policies of the PHA governing rents charged for public housing and HCV dwelling units.</p> <p><input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))</p> <p>Since the last Annual Plan Submission the Housing Authority of the County of Wake has not changed the policies of the PHA which govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))</p> <p>Since the last Annual Plan Submission the Housing Authority of the County of Wake has not changed the policies of the PHA which govern Operation and Management.</p> <p><input type="checkbox"/> Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))</p> <p>There have been no revisions since the last Annual Plan submission to the Housing Authority of the County of Wake’s Community Service and Self Sufficiency Programs. However, the HACW has increased its partnerships under the FSS Programs to include Wake Tech which has contributed mentoring to interested participants who sought to work in applied work including highway construction. Other accomplishments during this period are:</p> <ul style="list-style-type: none"> • Overall earned income increased for participants of the Public Housing FSS Program by \$14,314.00 and for the Section 8 FSS Participants by \$90,967.65 for a total increase in earned income of \$105,281.65. • There was an increase in participants with 2 new participants in 2019 and 2 in 2020.

- There are 23 FSS participants in the Housing Choice Voucher Program of which 17 have Escrow Accounts and there are 20 participants in the PH's FSS Program of which 8 have Escrow Accounts. One participant received a Doctorate in Divinity degree
- One participant entered the C3 program at North Carolina State University as a Business major.

B.1

Safety and Crime Prevention. Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

There has been no revisions since the last Annual Plan submission to the Housing Authority of the County of Wake's Safety and Crime Prevention with the exception of a new VAWA Policy which is included in this Plan.

It is the HACW's goal to implement the requirements of the Violence Against Women Act ("VAWA") regarding domestic violence, dating violence, sexual assault and stalking as per the policy attached to this Agency Plan. This policy shall be applicable to all of the federally- subsidized housing programs administered by the Housing Authority of the County of Wake ("HACW") and shall be part of the Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy by reference. The Policy includes: 1) Purpose and Applicability; 2) Goals and Objectives; 3) Definitions; 4) Notifications Provided; 5) Admissions and Screening; Termination of Tenancy or Assistance; 6) Verification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking; 7) Non-Citizen Self-Petitioner Verification; 8) Emergency Transfer Plan; 8) Other Remedies; 9) Relationships with Service Providers; 10) Notifications; 11) VAWA and Other Laws; and, 12) Amendments.

(Please refer to AttachmentNC021g01VAWA for a copy of the Housing Authority Of the County of Wake's Violence Against Women Act Policy and to AttachmentNC021h01VAWAOwnerPacketInsert for a copy of the Housing Authority of the County of Wake's Violence Against Women Act Policy insert to be included in the HCV Owners Packet.)

The Housing Authority of the County of Wake will establish partnerships and resources to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The activities and resources will include working in partnership with the Victims Services Unit of the Wake County Sheriff's Office which is a collaborative effort between Wake County, the clerk of superior court, the sheriff's office, and other community partners to improve the process by which someone seeks a domestic violence protective order by locating those court personnel involved in the process together in a single location and referrals to Violence Intervention and Prevention Services for Families. The Authority has also established partnerships with The Women's Center, providing safety and stabilization Services; InterAct of Wake County, a private, non-profit, United Way agency that provides safety, support, and awareness to victims and survivors of domestic violence and rape/sexual assault and the Helen Wright Center of Wake County which recently opened to provide shelter in moments of emergency.

It is the policy of the Housing Authority of the County of Wake to assist child or adult victims of domestic violence, dating violence, sexual assault, and stalking maintain housing by terminating the assistance to

remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

B.1

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Since the last Annual Plan Submission the Housing Authority of the County of Wake has not changed the Pet Policies and Requirements pertaining to the ownership of pets in Public Housing.

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Since the last Annual Plan Submission the Housing Authority of the County of Wake has not changed way it carries out its asset management functions with respect to the Public Housing Inventory of the Agency.

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

Criteria for “Substantial Deviation” from the (5) Year Plan includes:

A major change to the Housing Authority of the County of Wake 5 -Year Plan pertaining to its mission, goals and objectives would constitute a “Substantial Deviation”. Creation of new programs, or major revisions or elimination of existing Housing Choice Voucher or Public Housing Programs or Services that have a fiscal impact of greater than 20% of the respective program budgets.

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

Criteria for “Significant Amendment or Modification” of the Housing Authority of Wake County Annual Plan program includes:

- Changes that revise the Housing Authority of Wake County’s mission, goals or objectives;
- Changes to rent or admission policies or organization of the waiting list;
- Additions of a Capital Fund Project or non-emergency work items that are not in the current annual statement or (5) Year action Plan in an amount equal to or greater than \$500,000.00;
- Changes in the use of replacement reserve funds under the Capital Fund program in an amount equal to or greater than \$500,000.00;
- Demolition, disposition, designation, Homeownership, RAD conversion, Capital Fund Financing, development, or mixed financing;
- Any other event or activity that the Authority’s Board of Commissioners determines to be a “Significant Amendment or Modification”

B.1	<ul style="list-style-type: none"> • Significant Amendments or Modifications” that are not defined as being significant include: • The transfer of work projects from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund (5) Year Action Plan; • The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget; • Additional work projects funded by the Capital Fund Program not included in the (5) Year Action Plan, which have been deemed emergencies; • Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA (5) Year and Annual Plan or required PHA Plan elements; • Changes that are required due to HUD mandates, regulations, federal statutes, state or local laws/ordinances or as a result of a declared national emergency or local emergency; • Changes which are funded by sources other than federal funds will not require Plan amendment or modification. <p>A Significant Amendment or Substantial Deviation/Modification as referenced in the Quality Housing and Work Responsibility Act of 1998, Section 511, (g), may not be adopted, other than at a duly called meeting of the governing board of the Public Housing Agency that is open to the public after a 45-day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of the Department of Housing and Urban Development and approved.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers</p>

	<p>(PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>The Housing Authority of the County is not planning to engage in new demolition activities and/or instituting in any changes as listed above during the current Fiscal Year.</p>
<p>B.3</p>	<p><u>Civil Rights Certification.</u></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))</p> <p>The Housing Authority of the County of Wake annually reviews its programs to determine whether they are reaching all eligible population groups. If they find that the programs are disproportionately serving only some groups and not others, the Housing Authority of the County of Wake will take action to increase housing or social service opportunities for under-served households. The Authority is also in compliance with Executive Order 11063, which requires nondiscrimination and equal opportunity. The rules implementing this Executive Order require that the Housing Authority of the County of Wake maintain demographic data in connection with its programs and take "affirmative action to overcome the effects of prior discrimination" (24 CFR Part 107). Records of the steps required to affirmatively further fair housing, as well as the impacts that were made regarding the same are collected and maintained in a database on an annual basis and is kept in the main office of the Housing Authority. Record keeping for this initiative includes but is not be limited to: race, ethnicity, familial status, and disability status of program participants and prospective participants.</p> <p>Statement of Consistency with the Consolidated Plan- The Consolidated Plan jurisdiction is the County of Wake, and the Housing Authority has consulted with the Consolidated Plan agency during the development of this PHA Plan. The County of Wake supports the actions and commitments of the Housing Authority of the County of Wake in its many and varied programs. Specifically, in working partnership for the enhancement of housing for the low-moderate income population.</p> <p>The County of Wake has certified that the Annual Plan is Consistent with the City's Consolidated Plan.</p> <ul style="list-style-type: none"> • (Please see Attachment NC021i01Form HUD-50077 ST-HCV-HP Certification of Compliance with PHA Plans and Related Regulations.)
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>The most recently conducted Fiscal year Audit was performed on T. Peter Oke-Bellosby for the Housing Authority of the County of Wake who certified that there were no audit findings or questioned costs.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

B.5

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

Goal 1: Manage existing housing programs in an efficient and effective manner to achieve a score of 90% or above under the U. S. Department of HUD Public Housing Assessment System

Not achieved. New administration is renewing this goal as reflected in Section B2 of its 2020 5 Year Agency Plan.

Goal 2: Assess options to rebuild, renovate and/or modernize public housing developments.

New Administration is undertaking further assessment of documentation available to ascertain accomplishment of goal. Nonetheless, the PHA is now rehabilitating units as needed, and transferring existing tenants to newly rehabilitated units prior to pulling new applicants from its Public Housing Waiting List.

Goal 3: Enhance the public image and marketability of the HACW communities thereby increasing an understanding and need of HACW programs and services within Wake County.

Documentation available at the HACW does not support the advancement of this goal. However, the HACW’s new administration is diligently working towards this goal by renovating/rehabilitating units and grounds of its PH developments and is seeking to attain representation in the various County Committees devoted to Affordable Housing Tasks.

Goal 4: Implement and enhance security measures that ensure communities provide a safe and secure environment. Ongoing.

Accomplished by the installation of safety enhancements in three of the properties under HACW Management and ongoing with the exception of conducting personal safety training for HACW Staff and residents for which the new administration has not been able to identify documentation to support its accomplishment. The HACW, after consulting with all appropriate stakeholders including residents and employees will engage the assistance of local Police Departments and prepare a series of measures that will improve the security in its development including adding cameras to the largest community development.

Goal # 5: Continue Public Housing Operational Staff Training and Development. Ongoing.

New Administration has not been able to identify documentation to support accomplishment of the goal and objective for all staff. The current pandemic situation has decreased opportunities for training, however, a goal of enhancing training and development of all PH operational staff has been incorporated in the HACW new goals. The HACW is taking advantage of web training and staff has attended several online training since June.

Goal # 6: Deliver timely and high quality management services to the resident of HACW. Ongoing.

1. Customer Service evaluated in employee annual evaluation
2. Develop employee incentives to promote excellent customer service.
3. Develop and enforce employee response times in specific areas
4. Services evaluated through property visits, phone and service delivery audits
5. Improve staff skills through trainings and certifications.
6. Continue contract maintenance in designated developments.
7. Conduct “in house” REAC Inspections biannually and prior to an actual inspection.

	<p>8. Conduct random customer satisfaction surveys and randomly quality inspection checks of work performed.</p>
<p>B.5</p>	<p><u>Goal 7: Manage the Section 8 Program in an effective and efficient manner to maintain high performer under the Section Eight Management Assessment Program (SEMAP). Accomplished and Ongoing.</u> The Housing Authority of the County of Wake maintained a high performer status per its SEMAP score of 97 awarded as of 12/04/2019.</p> <p><u>Goal 8: Increase assisted housing choices – Accomplished and Ongoing.</u> The Housing Authority has accomplished the goal of increasing assisted housing choices by increasing the allocation of its VASH and Mainstream Programs to 323 and 13 respectively with a new award of Mainstream Program Vouchers for Non Elderly Disabled received in 2019. The HACW has also increased the number of participating landlords as per information gathered from its listing site (GoSection8.com) and will continue providing assistance to Landlords in reviewing HAP Contracts, answering questions and providing guidance as needed. Further, the increase in the overall amount of earned income in both its Public Housing (\$14,314.00) and Section 8 FSS participants (\$90,967.65) increase their ability to enter into Homeownership if they so desire. The PHA continues to offer Homeownership Counseling referral services through the area’s HUD approved counseling agencies.</p> <p><u>Goal 9: Improve HACW residents’ access to services that support economic opportunity and quality of life. Accomplished and Ongoing.</u> The Housing Authority has continued to improve HACW residents’ access to services that support economic opportunity and quality of life by maintaining and strengthening its relationship with partner agencies in the community through its FSS Program including a new partnership with Wake Tech Community College, which has added mentoring services for participants who are seeking to work in applied work including highway construction. In addition, the HACW has also entered into a partnership with a roofing company which agreed to consider participants that had challenging backgrounds so long as they would be on time, dedicated to the craft, and work as team players. During these last five years, the HACW was able to enroll thirty-six Public Housing participants in the program and thirty-two (32) HCV participants from the HCV Program. Nine (9) participants have graduated from the Housing Choice Voucher FSS program and one (1) graduated from the Public Housing FSS Program. The Authority has consistently encouraged participation in the FSS Program and at present is at 96 % participation in its program since there are 53 overall participants and the HACW’s mandatory number is 55. Other partners of the HACW are Forty West Ministries, Living Word Family Church, Town of Wake Forest Mayor's Office, Parks and Recreation, Kappa Alpha Psi Fraternity, Inc., Dress for Success, Delta Sigma Theta Sorority, Inc., Habitat for Humanity, Raleigh Area Development Authority, Wake County Human Services, Police Departments in all municipalities, Heritage Elementary School, JobLink.</p> <p><u>Goal 10: Ensure equal opportunity and affirmatively further fair housing. Ongoing</u> The Housing Authority of the County of Wake renews its purpose and approaches to assure equal opportunity and affirmative action to all applicants and participants in its program. The Housing Authority will also be holding annual Fair Housing Training to include all its employees and assure that:</p> <ol style="list-style-type: none"> 1. It ensures access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability. 2. Provides a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, ex, familial status or disability. 3. Ensures accessible housing to persons with all varieties of disabilities regardless of unit size required.

B.5	<p><u>Goal 11: Increase Section 3 Economic Opportunities for Residents of Wake County. Ongoing.</u> Goal has not been accomplished but the new Administration is incorporating it into the new goals now current in its 5 Year Plan. The HACW will adopt a Section 3 Plan to develop, foster, and involve Section 3 workers and businesses and will provide information to Public Housing/Section 8 participants of any available training and job opportunities and will guide them through the Section 3 process. The HACW will also explore Grant Opportunities for Apprenticeship Programs to assist participants further in their advancement on economic opportunities.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)</p> <p>(To be Added Upon Receiving the Comments)</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>(Please refer to Attachment NC021k01HUDFORM50077-SLCertificationofConsistency)</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	The most recent HUD-approved 5 Year Action Plan HUD-50075.2 was approved on 3/26/2020 as per HUD's Capital Fund Website.

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

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

B. Annual Plan. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." ([24 CFR §903.7](#))

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

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

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

- Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))
- Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))
- Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))
- Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))
- Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))
- Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))
- Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))
- Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))
- Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))
- Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

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

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

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

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

B.7 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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