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5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Asheboro Housing Authority</u> PHA Code: <u>NC-081</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/1/2025</u> The Five-Year Period of the Plan (2025-2029)</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>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.</p> <p>The mission of the Asheboro Housing Authority is to provide safe, decent and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants, free from discrimination.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>See attachment NC081a01</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See attachment NC081b01</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See attachment NC081c01</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals are considered by HUD to be significant amendments to the CFP 5 Year Action Plan.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year 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 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

"Until the rulemaking process is complete, PHAs only needs to submit a civil rights certification with the Annual PHA Plan to remain compliant."

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.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. (24 CFR § 903.6(a)(1))
- B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 **Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit 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 § 903.17(b), 24 CFR § 903.19)

C.3 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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 **Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

Attachment NC081a01: Goals and Objectives 2025-2029

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low income, and extremely low-income families for the next five years.

Goal 1. Expand the supply of affordable housing.

Objectives:

- Evaluate program options for new affordable housing funding including but not limited to applying for Housing Choice Vouchers when they become available, Rental Assistance Demonstration (RAD), repositioning, tax credits and grants.
- Work with partners including but not limited to private sector developers, non-profit organizations and the public sector to create opportunities to expand housing opportunities.
- Achieve an annual public housing vacancy rate of 2 percent or below.
- Utilize not less than 98 percent of Section 8 HAP budget authority or maintain a lease-up rate greater than 98 percent annually, through 2029.

Goal 2. Improve the quality of assisted housing.

Objectives:

- Continue to maintain a high standard of public housing management, demonstrated by reaching a High Performer rating through 2029.
- Maintain a high standard of Section 8 Voucher management, demonstrated by reaching a High Performer rating through 2029.
- AHA will lose no Section 8 landlords due to dissatisfaction with discretionary policies or management of the program that can be controlled by AHA.
- Continue to evaluate the physical condition of housing units, non-dwelling units and renovate or modernize public housing property and avoid demolition or disposition.
- Obligate all Capital Funds within 24 months of receipt.

Goal 3. Provide an improved living environment.

Objectives:

- Continue to maintain 50 units designated for elderly families through 2029.

Goal 4. Promote self-sufficiency.

Objectives:

- Provide offices, classroom facilities, and administrative services for training Public Housing/Section 8 residents, community partners and clients.
- Continue to participate in the ROSS program for Public Housing residents & families and to provide Family Self-Sufficiency training & resources for Section 8 residents & families. Provide resources including training opportunity and work experience for Public Housing and Section 8 residents & families through NC Work First, NC Works Career Center, Randolph Community College, YMCA, Randolph Library, Randolph County Cooperative Extension, Consumer Credit, Kintegra Health and Randolph County Public Health Department and Regional Consolidated Services related programs.

Goal 5. Ensure equal opportunity and affirmatively further fair housing.

Objectives:

- Prominently post and make available fair housing literature.
 - Comply with all fair housing laws.
 - Reply to all requests for reasonable accommodation within five days.
- Maintain five public housing units that are fully compliant with Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act.

Attachment NC081b01: Progress on Goals and Objectives 2024-2029

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low income, and extremely low- income families for the next five years.

Goal 1. Expand the supply of affordable housing.

Objectives:

- Evaluate program options for new affordable housing funding including applying for Housing Choice Vouchers when they become available, Rental Assistance Demonstration (RAD), repositioning, tax credits and grants.
 - *AHA has reviewed RAD's potential development/repositioning options. In addition, AHA has taken part in training sessions to evaluate program costs, financing and the opportunities associated with RAD & repositioning.*
 - *In May 2022 AHA issued a RFQ inviting developers to submit proposals to serve as the Co-Developer to redevelop/develop vacant property for the development of low-income housing tax credit. Developers responded to the RFQ and AHA entered negotiations with a development company. Unfortunately, no agreement was reached, and the project ended.*
 - *In August 2023 AHA entered an Intergovernmental Agreement with Burlington Housing Authority's (BHA's) for the administration of Project Based Vouchers (PBV) as part of BHA's transition to RAD which included: 1) AHA agreed to administer 71 PBV housing units, 2) AHA will also process Housing Assistance Payments and utility payments and AHA will perform other management duties related to RAD.*
- Achieve an annual public housing vacancy rate of 2 percent or below.
 - *AHA's annual occupancy rate was 93.2% in FY 2020, 96.4% in FY 2021, 96.6% in FY 2022, 96.5% in FY 2023 and 98.4% for FY 2024.*
- Utilize not less than 98 percent of Section 8 HAP budget authority or maintain a lease-up rate greater than 98 percent annually, through 2024.
 - *AHA utilized HAP Budget authority totaling 107% in 2020, 113% in 2021, 100% in 2022, 112% in 2023 and 103% 2024.*

Goal 2. Improve the quality of assisted housing.

Objectives:

- Continue to maintain a high standard of public housing management, demonstrated by reaching a High Performer rating through 2024.
 - *PHAS scoring: 2020 no score COVID waiver, 2021 no score COVID waiver, 2022 score 93 High Performer and no score in 2023 or 2024 due to transition to NSPIRE system.*
- Maintain a high standard of Section 8 Voucher management, demonstrated by reaching a High Performer rating through 2024.
 - *SEMAP scoring: 2020 score 86 Standard Performer, 2021 no score COVID waiver, 2022 no score COVID waiver, 2023 score 95 High Performer and 93 High Performer 2024.*
- AHA will lose no Section 8 landlords due to dissatisfaction with discretionary policies or management of the program that can be controlled by AHA: *Ongoing*
- Continue to evaluate the physical condition of housing units and renovate or modernize public housing units and avoid demolition or disposition. *Ongoing*
- Obligate all Capital Funds within 24 months of receipt. *Ongoing*

Goal 3. Provide an improved living environment.

Objectives:

- Continue to maintain 50 units designated for elderly families through 2024.
- *The eight elderly designated renewal submitted in 8/8/19 and approved 9/30/2019 through 12/7/2021.*
The ninth elderly designated renewal submitted in 8/7/23 and approved 10/21/23 through 12/8/2025.

Goal 4. Promote self-sufficiency.

Objectives:

- Provide offices, classroom facilities, and administrative services for training public housing and community clients in partnership with Randolph Community College.
 - *Renovation of the Tenant Services Building as part of the 2022 three-year ROSS-SC grant additional community partners have been established.*
- AHA will continue as a volunteer agency to deliver meals-on-wheels to needy residents.
 - *Support for meals-on-wheels continues.*
- Provide training opportunity and work experience for public housing and Section 8 families through NC Work First, NC Works Career Center, Workforce Investment Act (WIA), Randolph Community College, Goodwill and Regional Consolidated Services related programs.
 - *As part of the 2022 three-year ROSS-SC grant and the recently awarded 2024 HCV FSS grant additional community partners have been established to support & promote self-sufficiency activities for both public housing and HCV residents.*

Goal 5. Ensure equal opportunity and affirmatively further fair housing.

Objectives:

- Prominently post and make available fair housing literature. *Ongoing*
- Comply with all fair housing laws. *Ongoing*
- Reply to all requests for reasonable accommodation within five days. *Ongoing*
- Maintain five public housing units that are fully compliant with Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act. *Ongoing*

Attachment NC081c01: Violence Against Women Act (VAWA) Goals 2025-2029

Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

A goal of the Asheboro Housing Authority is to fully comply with the Violence against Women Act. It is our objective to work with others to prevent offenses covered by VAWA to the extent feasible. AHA refers child or adult victims of domestic violence, dating violence, sexual assault, or stalking to appropriate service providers. AHA lacks the staff capacity to independently provide formal services or programs targeting victims of domestic violence.

AHA cooperates with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If AHA staff becomes aware that an assisted individual is a victim of domestic violence, dating violence or stalking, the victim will be referred to such providers of shelter. Some such agencies are: Family Crisis Center, Christians United Outreach Center, Department of Social Services' Adult and Child Protective Services.

AHA also provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing: If appropriate, in both Section 8 and Public Housing programs victims are allowed to apply for transfer, to remove the offending member from the household, and/or have the perpetrator barred from all housing authority property, regardless of whether the perpetrator was ever a member of the household.

- ✓ City of Asheboro police cooperate with AHA to enforce North Carolina trespassing statutes.

The AHA provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families:

- ✓ Public housing victims of domestic violence may request the perpetrator be removed from the household and/or be placed on the off-limits list.
- ✓ A transfer will be granted when suitable alternative vacant units are available and if there is reason to believe this action would eliminate the recurrence of violence.

Section 8 assisted tenants will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the existing lease, or if the family has not occupied the unit for 12 months) so long as the family has complied with all other requirements of the program and desires to move from the unit in order to protect the health or safety of a family member who is a victim of domestic or dating violence or stalking. The AHA has the following procedures in place to assure applicants and residents are aware of their rights under the Violence Against Women Act:

- ✓ In accordance with board-approved policy, AHA provides written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance, and termination of tenancy or assistance.