

**Streamlined Annual  
PHA Plan  
(Small PHAs)**

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

OMB No. 2577-0226  
Expires: 03/31/2024

**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, including changes to these policies, 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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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.

<b>A.</b>	<b>PHA Information.</b>																														
A.1	<p>PHA Name: <u>Northwestern Regional Housing Authority</u>      PHA Code: <u>NC167</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u>      Number of Housing Choice Vouchers (HCVs) <u>2,193</u> Total Combined _____ PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual 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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Northwestern Regional Housing Authority 869 Hwy. 105 Extension – Suite 10 Boone, NC 28607 And our website: <a href="http://www.nwrha.com">http://www.nwrha.com</a></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>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></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:																	
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:																															

<b>B.</b>	<b>Plan Elements Submitted with 5-Year PHA Plans.</b> Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).					
<b>B.1</b>	<b>Revision of Existing PHA Plan Elements.</b> (a) Have the following PHA Plan elements been revised by the PHA since its last <b>Five-Year PHA Plan</b> submission? Y    N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element(s): (c) The PHA must submit its Deconcentration Policy for Field Office Review. See Attachment F					
<b>B.2</b>	<b>New Activities.</b> (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y    N <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (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 (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.					
<b>B.3</b>	<b>Progress Report.</b> Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.  See Attachment B.1					

B.4	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<b>Most Recent Fiscal Year Audit</b> (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
	<b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	<b>New Activities</b> (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (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. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. See Attachment K (d) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. N/A Public Housing fully converted to HUD Section 8 effective 12/01/2022
C	<b>Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.
C.1	<b>Resident Advisory Board (RAB) Comments.</b> (a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (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.

C.2	<p><b>Certification by State or Local Officials.</b></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. Attached</p>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b> Attached</p> <p>Form HUD-50077-CRI-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>							
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>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(n) enacted prior to August 17, 2015. See Instructions for further detail on completing this item</p> <table border="1" data-bbox="180 611 1435 1564"> <tr> <td data-bbox="180 611 1435 653"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 653 1435 1062"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td data-bbox="180 1062 1435 1104"></td> </tr> <tr> <td data-bbox="180 1104 1435 1146"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 1146 1435 1564"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td data-bbox="180 1564 1435 1606"></td> </tr> <tr> <td data-bbox="180 1606 1435 1648"><b>Fair Housing Goal:</b></td> </tr> </table>	<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>		<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>		<b>Fair Housing Goal:</b>
<b>Fair Housing Goal:</b>								
<u>Describe fair housing strategies and actions to achieve the goal</u>								
<b>Fair Housing Goal:</b>								
<u>Describe fair housing strategies and actions to achieve the goal</u>								
<b>Fair Housing Goal:</b>								

Describe fair housing strategies and actions to achieve the goal

## Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs

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

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 Consortium: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

### B. Plan Elements. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

#### B.1 Revision of Existing 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."

☐ **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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a))

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** 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 maintaining 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))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

☐ **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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies 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 name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, 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: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACC's (including name, 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. 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](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** 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 under the Rental Assistance Demonstration (RAD) program.** 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 Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) 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).

**B.3 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.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 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. Annual Plan Elements Submitted All Other Years (Years 1-4).** PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

**B.1 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:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (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.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** 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 under the Rental Assistance Demonstration (RAD) program.** 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 Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) 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.

☐ **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).

**B.2 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on 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)

**C.2 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.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (AFFH).

**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 and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 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.

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Northwestern Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual PHA Plan for Fiscal Year 2023

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Northwestern Regional Housing Authority, 869 Hwy. 105 Ext., Boone, NC 28607  
Alleghany County PHA, 29 Highland Village Circle, Sparta, NC 28675  
Ashe County PHA, 410 McConnell Street, Jefferson, NC 28640  
Avery County PHA, 253 Elk Park School Road, Elk Park, NC 28622  
Mitchell County PHA, 101 Rhododendron Circle, Bakersville, NC 28705  
Wilkes County PHA, 215 S. West Street, Wilkesboro, NC 28697  
Yancey County PHA, 23 Woodland Drive, Burnsville, NC 28714

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

E.G. "Ned" Fowler

Title

Executive Director/CEO

Signature

Date

X

December 12, 2022

# Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Northwestern Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Plan for Fiscal Year 2023

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Name of Authorized Official

E.G. "Ned" Fowler

Title

Director/CEO

Signature



Date (mm/dd/yyyy)

December 12, 2022



# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known:			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:		
<b>6. Federal Department/Agency:</b>			<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ _____		
<b>10. a. Name and Address of Lobbying Entity</b> (if individual, last name, first name, MI):  Certified as not applicable due to no lobbying activities current or planned.			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  (attach Continuation Sheet(s) SF-LLLA, if necessary)		
<b>11. Amount of Payment</b> (check all that apply): \$ _____ <input type="checkbox"/> actual <input type="checkbox"/> planned			<b>13. Type of Payment</b> (check all that apply): <input type="checkbox"/> a. retainer <input type="checkbox"/> b. one-time fee <input type="checkbox"/> c. commission <input type="checkbox"/> d. contingent fee <input type="checkbox"/> e. deferred <input type="checkbox"/> f. other; specify: _____		
<b>12. Form of Payment</b> (check all that apply): <input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind; specify: nature _____ value _____					
<b>14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment Indicated in Item 11:</b> Not applicable - no funds for lobbying  (attach Continuation Sheet(s) SF-LLLA, if necessary)					
<b>15. Continuation Sheet(s) SF-LLLA attached:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No					
<b>16.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: E.G. "Ned" Fowler Title: Executive Director/CEO Telephone No.: 828-264-6683 Date: 12/12/2022		
<b>Federal Use Only:</b>			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Small PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning January 1, 2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☐ 903.7a Housing Needs
- ☐ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- ☐ 903.7c Financial Resources
- ☐ 903.7d Rent Determination Policies
- ☐ 903.7h Demolition and Disposition
- ☐ 903.7k Homeownership Programs
- ☐ 903.7r Additional Information
- ☐ A. Progress in meeting 5-year mission and goals
- ☐ B. Criteria for substantial deviation and significant amendments
- ☐ C. Other information requested by HUD
- ☐ 1. Resident Advisory Board consultation process
- ☐ 2. Membership of Resident Advisory Board
- ☐ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
  6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101

et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Northwestern Regional Housing Authority  
PHA Name

NC167  
PHA Number/HA Code

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

Annual PHA Plan for Fiscal Year 2023

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

Name of Executive Director: E.G. "Ned" Fowler

Name of Board Chairman: David Choate




Signature

Date 1/16/2023

Signature

Date 1/16/2023

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Attachment A**

**Northwestern Regional Housing Authority  
Resident Advisory Board  
ANNUAL PLAN  
FY Beginning 01/2023**

Mike McCurdy – President  
Cub Creek Rental Council  
1201 Industrial Park Road, Apt. B-8  
Wilkesboro, NC 28679  
Public Housing Resident

Irene Gibbs – President  
Woodland Resident Council  
50 Woodland Hills Drive, Apt. #209  
Burnsville, NC 28714  
Section 8 Resident

Michelle Nelson – President  
White Laurel Resident Council  
127-B Westwood Lane  
Boone, NC 28607  
Section 8 Resident

Executive Director and Staff Liaison  
Northwestern Regional Housing Authority  
P.O. Box 2510  
Boone, NC 28607



## **Attachment B**

### **Northwestern Regional Housing Authority (NRHA) NC167 Annual Plan Fiscal Year Beginning 01/2023**

#### **5.2 GOALS AND OBJECTIVES**

NRHA Goal: Expand the supply of affordable housing

Objectives:

- apply for incremental vouchers when available 100 units/year
- leverage public and private funds to create additional housing opportunities through grants, competitive loans, performance based contracts and strategic banking relationships
- acquire, construct or rehabilitate affordable housing developments at one rental and one homeownership development every two years

NRHA Goal: Improve the quality of affordable housing

Objectives:

- improve affordable housing finance
- continue electronic recordkeeping of Housing Quality Inspections
- utilize Energy Star and related energy efficiency upgrades in all new construction and rehabilitation

NRHA Goal: Increase affordable housing choices

Objectives:

- continue outreach efforts with existing and potential rental landlords
- continue Voucher homeownership program at 4 closings annually
- encourage private investment in and development of additional affordable housing properties

NRHA Goal: Improve community quality of life and economic vitality

Objectives:

- promote income mixing in assisted developments
- continue active resident council involvement in management decisions
- improve playground and common areas

- strengthen security measures
- encourage participation in successful Family Self Sufficiency initiatives
- coordinate and attract support services

NRHA Goal: Ensure equal opportunity in housing

Objectives:

- continue affirmative measures to ensure access to housing regardless of race, color, religion, national origin, sex, familial status or disability
- provide additional property management training in fair housing, equal opportunity and non-discrimination
- construct, rehabilitate and contract for additional accessible dwelling units available to persons with disabilities

NRHA Goal: Improve strategic banking relationships

Objectives:

- enhanced commercial banking services
- online and automated account reviews and transfers
- competitive short and long term lending
- investment management for best return
- investor partnerships at preferred rates and terms

## Attachment B.1

### **Northwestern Regional Housing Authority (NRHA) NC167 Annual Plan Fiscal Year Beginning 01/2023**

#### PROGRESS ON GOALS AND OBJECTIVES through 2022

NRHA Goal: Expand the supply of affordable housing

##### Objectives:

- apply for incremental vouchers when available 100 units/year
  - *applied for 35 and 49 unit increments of Mainstream Housing Vouchers – application was competitive and selected*
- leverage public and private funds to create additional housing opportunities through grants, competitive loans, performance based contracts and strategic banking relationships
  - *leveraged \$5.6 million dollars in private equity investment and \$880,000 in private stock company grant investment in support of HISTORIC ASHE HOSPITAL in Ashe County*
- acquire, construct or rehabilitate affordable housing developments at one rental and one homeownership development every two years
  - *developed and fully occupied HISTORIC ASHE HOSPITAL in Jefferson, NC creating 46 dwelling units with related commons and amenities supported by 100% Section 8 Project Based Vouchers*

NRHA Goal: Improve the quality of affordable housing

##### Objectives:

- improve public housing modernization finance
  - *revised HUD Capital Fund Program (CFP) budget to allow better modernization for 83 dwelling units of Conventional Public Housing*
- train for electronic recordkeeping of Housing Quality Inspections
  - *trained all in-house and contract housing inspectors in Ipad technology – and – invested in GIS tracking software for regional assisted dwellings*
- utilize Energy Star and related energy efficiency upgrades in all new construction and rehabilitation
  - *constructed 46 new and adaptive reuse apartments in Ashe County to Energy Star efficiency standards – and – certification*
  - *applied for Streamlined Voluntary Conversion of all 83 units of Public Housing to Section 8 Tenant-Based Assistance to*

*facilitate significant rehabilitation funded by private loans and grants.*

NRHA Goal: Increase affordable housing choices

Objectives:

- continue outreach efforts with existing and potential rental landlords
  - *held two landlord information sessions one in Watauga County and one for Wilkes Counties*
- continue Voucher homeownership program at 5 closings annually
  - *held four homeownership training courses one each quarter and closed 3 Voucher homeownership purchases with qualified participants*
- encourage private investment in and development of additional affordable housing properties
  - *leveraged \$5.6 million dollars in private equity investment and \$880,000 in private stock company grant investment*

NRHA Goal: Improve community quality of life and economic vitality

Objectives:

- promote income mixing in assisted developments
  - *income mixing accomplished at assisted family rental developments through active participation and advancement in NRHA's Family Self Sufficiency FSS initiative*
- continue active resident council involvement in management decisions
  - *resident councils are active with at least quarterly recommendations to management and with regular review of NRHA policy documents*
- improve playground areas
  - *investing significant CFP dollars in safety related playground equipment improvements and area lighting*
- strengthen security measures
  - *installed security cameras and provided areas of escape for staff and area lighting*
- encourage participation in successful Family Self Sufficiency initiatives
  - *enrolled 200 active FSS participants and tracking their progress toward economic self sufficiency – second largest FSS program in State of NC*
- coordinate and attract support services

- *gained Memorandum of Understanding (MOUs) with service providers to assist NRHA clients with human service needs regionwide*

NRHA Goal: Ensure equal opportunity in housing

Objectives:

- continue affirmative measures to ensure access to housing regardless of race, color, religion, national origin, sex, familial status or disability
  - *rededicated policy guidance for staff and continued ongoing measures to ensure access to NRHA programs free from discrimination*
- provide additional property management training in fair housing, equal opportunity and non-discrimination
  - *sent three staff to new training involving guidance in fair housing, EO and non-discrimination*
- construct, rehabilitate and contract for additional accessible dwelling units available to persons with disabilities
  - *added four dwelling units fully accessible in new construction and adaptive reuse development in Ashe County*

NRHA Goal: Improve strategic banking relationships

Objectives:

- enhanced commercial banking services
  - *achieved advantaged financing for new project in Ashe County*
- online and automated account reviews and transfers
  - *increased accounts accessible for on line reviews and transfers*
- competitive short and long term lending
  - *paid off all operating debt – NRHA is debt free for more than 10 years now*
- investment management for best return
  - *all reserves in interest bearing accounts and protected through FDIC insurance and by direct method of collateralization*
- investor partnerships at preferred rates and terms
  - *achieved ten basis points better than projections on agreement to sell Low Income Housing Tax Credits (LIHTC)*

**Attachment C**

**Northwestern Regional Housing Authority  
ANNUAL PLAN  
FY Beginning 01/2023**

Required Attachment: **Community Service**

Northwestern Regional Housing Authority is complying with the community service requirement of QHWRA Section 512 by enrolling all adults residing in its public housing dwellings, except those exempted by law, in community service or economic self-sufficiency programs with required participation of at least 8 hours per month. Participant progress toward educational and employment goals is tracked at least quarterly by individuals, families and groups of families.

This requirement is no longer applicable because of NRHA's successful Streamlined Voluntary Conversion of public housing to HUD Section 8 effective 12/01/2022.

## **Attachment D**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

Required Attachments: Resident Membership of HA Governing Board

Northwestern Regional Housing Authority is a public housing agency which has met the exemption to resident membership on its governing board as established in Section 2 of the U. S. Housing Act of 1937 as amended by QHWRA Section 505(b)(2)(B) by:

- having only 83 public housing units;
- having given reasonable notice to both of its public housing resident advisory boards on September 23, 2019 of the opportunity to one resident receiving assistance from the Regional Housing Authority to serve on its governing body;
- having not received by December 10, 2019 from its resident councils nor from its duly established resident advisory board notification of the intention of any resident to participate in service on the Regional Housing Authority's governing board;
- governing board terms will be once again due for renewal December 14, 2024; and
- before that date the Regional Housing Authority will again seek input from its resident councils and its resident advisory board regarding opportunity for resident membership on its governing board.

## **Attachment E**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

#### **Required Attachment: Substantial Deviation and Significant Amendment**

The Northwestern Regional Housing Authority (NRHA) has identified the basic criteria that it will use for determining a substantial deviation from its 5 Year Plan and a significant amendment or modification to its 5 Year Plan and its Annual Plan. They are as follows:

- “substantial deviation” from the 5 Year Plan will be any action by NRHA or by its affiliates, contractors or subcontractors which will affect more than 330 client households in a manner other than those indicated in the approved 5 Year Plan; and,
- “significant amendment or modification” to the 5 Year Plan and/or the Annual Plan will be any addition, deletion or transfer of NRHA resources which can be reasonably expected to result in actions affecting more than 330 client households in any annual period or more than 1,000 client households in any 5 year period.



## **Attachment F**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

#### **Required Attachment: Information on Deconcentration Policy**

Northwestern Regional Housing Authority (NRHA) has reviewed the average income range for residents at each of its conventional public housing developments. We have determined through the review that NRHA has no general occupancy (family) public housing developments covered by the deconcentration rule. No developments were found to be outside the Established Income Range (EIR).

NRHA has determined not to adopt admissions policies to promote income mixing for developments outside the EIR because:

- NRHA has no public housing developments outside the EIR; and
- All NRHA public housing developments are and will likely remain (given current admissions policies, waiting lists and turnover rates) below 30% of the area median income (AMI).

NRHA promotes income mixing and documentation of poverty in its mixed finance public/private housing development activities for both affordable rental and affordable homeownership activities. NRHA's successful and longstanding Family Self Sufficiency (FSS) initiative is the best evidence of these efforts.

## **Attachment G**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

#### **Required Attachment: Voluntary Conversion of Public Housing to Project Based Assistance**

Northwestern Regional Housing Authority (NRHA) has completed the required initial assessments for each of its public housing developments with respect to voluntary conversion. Note the following:

1. Both of NRHA's developments were subject to initial assessment requirements;
2. None of NRHA's developments were exempt from these requirements;
3. Both of NRHA's developments had initial assessments conducted; and
4. Both of NRHA's developments were found to be appropriate for conversion to tenant-based assistance.

Both of NRHA's public housing developments were found to meet the necessary conditions for voluntary conversion; for streamlined voluntary conversion under the PIH Notice 2019-05 HA. NRHA is actively pursuing same.

Supporting documentation regarding these required initial assessments is available for public inspection at NRHA's central office at 869 Highway 105 Extension, Addison Offices, Boone, North Carolina 28607.

NRHA reserves the right to reassess its public housing developments for voluntary conversion to government rental assistance and potentially mixed (public/private) finance during the period covered by this 5 Year and Annual Plan. HUD's decisions will likely play a significant role in NRHA's future policy actions in these regards. NRHA remains interested in voluntary conversion but must gain HUD's approval for 83 incremental Section 8 Housing Choice Vouchers in order to implement such a plan.

HUD's approval for Streamlined Voluntary Conversion was garnered in August 2022 and effective December 1, 2022. NRHA converted its entire public housing portfolio to Section 8 income stream and private non-profit ownership. CONVERSION COMPLETED.

## **Attachment H**

### **NORTHWESTERN REGIONAL HOUSING AUTHORITY Section 8 Housing Assistance Payments Program Project-Based Assistance**

#### **UNIT SELECTION POLICY 2016 ANNUAL PLAN FY Beginning 01/2023**

**Purpose:** The Northwestern Regional Housing Authority has determined to implement a new incremental program of Project-Based Assistance (PBA) for forty-six (46) dwelling units. This commitment will be made available to encourage private for profit and/or non-profit investment in the construction of affordable housing.

**Targeting:** This PBA assistance will be made available in Ashe County, North Carolina and is specifically targeted to a special needs group, i.e., elderly and disabled households, including but not limited to individuals and families meeting the definition of homelessness.

**Advertising:** The Regional Housing Authority will publicly advertise that it will accept owner applications for PBA. Only applications received in response to the advertisement may be selected. All advertising will be consistent with the Regional Housing Authority's Equal Opportunity Housing Plan as approved by the U.S. Department of Housing and Urban Development (HUD).

Advertisements will be in the format attached and will:

- 1) be run in The Winston Salem Journal, the newspaper of general circulation in the Regional Housing Authority's target area; and in the Asheville Citizen-Times, the daily newspaper in closest proximity to the target area; and
- 2) be run once a week for three consecutive weeks, specify the number of PBA units, and specify the requirements for submission of owner applications; and
- 3) the deadline for acceptance of owner applications has been established as thirty days after the date the advertisement is last published.

**Ranking and Selection:** The ranking-factors and their respective scoring with a possible total of 100 points are as follows:

- up to 20 points - site
- up to 20 points - design
- up to 30 points - feasibility (including marketability and financing)
- up to 30 points - previous experience of the participant in

development, marketing and management

---

100 points Total maximum score

All applications must meet the requirements of Section 8 Project Based Voucher Assistance published in 24 CFR 983.

Owner applications which do not meet basic requirements will be disapproved and not ranked or selected. Owner applications for ineligible units as defined by HUD will be disapproved and not ranked or selected.

Owner Application Format: At a minimum each owner application must contain:

- (1) Project description. Description of the units to be rehabilitated or constructed including:
  - (a) Number of units by size (square footage), bedroom count and bathroom count,
  - (b) Unit plans,
  - (c) For rehabilitation, a description of the property as is, and a description of the proposed rehabilitation clearly specifying work items,
  - (d) Sketches of the rehabilitation or construction;
  - (e) Listing of amenities and services, and
  - (f) Estimated date of completion.
- (2) Evidence of site control (e.g., deed, purchase contract, option).
- (3) New construction site description. For new construction only, description of the proposed site, site plan and neighborhood.
- (4) Evidence of zoning compliance, or evidence that needed rezoning is likely and will not delay the project.
- (5) Proposed contract rent per unit, including an indication of which utilities, services and equipment are included in the rent and which are not included.
- (6) Projected utility costs. For each utility that is not included in the rent, an estimate of the average monthly cost for each unit type for the first year of occupancy.
- (7) Certification that there will be no displacement of residential tenants from units to be assisted, and information concerning any expected temporary relocation of site occupants.

- (8) Participant identification. Identification of the following, including the names of officers, principal members, shareholders and investors of each:
- (a) Owner,
  - (b) Developer,
  - (c) Builder,
  - (d) Architect,
  - (e) Management agent,
  - (f) Other participants, and
  - (g) Other parties having a substantial financial interest in the Agreement or HAP contract or in any proceeds or benefits arising from the Agreement or HAP contract (e.g., consultants for the application, or in the planning, development or implementation of the project).
- (9) Information on qualifications and experience of the principal participants identified in paragraph (8).
- (10) Disclosure of possible conflict of interest by any of the parties identified in paragraph (8) that would be a violation of the Agreement or HAP contract (e.g., parties who are PHA members, local officials, congressmen).
- (11) Previous Participation Certifications. For projects (developments) in which 20% or more of the units will be subsidized, Form HUD-2530, completed in accordance with instructions for the principals such as the owner; developer; prime contractor; management agent; consultants; and architects and attorneys who have any interest other than arms length fee arrangement for professional services.
- (12) Project management plan. The owner's plan for managing and maintaining the units.
- (13) Proposed HAP contract term.
- (14) Evidence of financing or lender interest and the proposed terms of financing.
- (15) Disclosure of other government assistance including tax credits.

Because all of the above required submissions are covered therein, the Regional Housing Authority will accept a copy of the completed application for Low Income Housing Tax Credits as submitted to the North Carolina Housing Finance Agency as an appropriate format for owner applications for PBA.

Selection by the Regional Housing Authority: The Northwestern Regional Housing Authority will receive and rank acceptable applications in accordance with the advertisement and this PBA Unit Selection Policy. Applications will be selected based on ranking and on full compliance with PBA regulations including compliance with Federal Register Notice by HUD as published on October 13, 2005 which implemented changes to PBA regulations effective November 14, 2005 adopted by the U.S. Congress in 1998 and 2000.

Submission of Owner Applications and Related Information to HUD: The top ranked application which has been selected by the Regional Housing Authority will be submitted to HUD along with necessary attachments and certifications for subsidy layering review.

Tracking, Monitoring and Reporting: The Regional Housing Authority will comply with all tracking, monitoring and reporting requirements for its PBA program as identified in the applicable law and regulation.

## **Attachment I**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

#### **VAWA AMENDMENTS**

Attachment – Additional Requirements Under Section 603 Title VI, Violence Against Women and Department of Justice Reauthorization Act of 2013 Amending Section 5 (A) of the U.S. Housing Act of 1937 along with HUD's Final Rule on implementation published in the Federal Register on November 16, 2016

- The Northwestern Regional Housing Authority will assist and provide support to families that are victims of domestic violence, dating violence, sexual assault and stalking in order to enhance their quality of life, increase staff and family awareness, exercise discretion, sensitivity and excellent customer service when providing agency services and/or referrals. Such protections are being offered regardless of sex, gender identity or sexual orientation consistent with all nondiscrimination and fair housing requirement.
- The Northwestern Regional Housing Authority will provide decent and affordable housing for victims of domestic violence, dating violence and stalking. We will make referrals to agency partners based on client needs and educate Northwestern Regional Housing Authority staff and clients on the seriousness of domestic violence in order to enhance quality of life.
- Services/Programs/Activities:
  1. Have agency partners conduct on site training for staff and clients to increase awareness of domestic violence.
  2. Keep a current list of Northwestern Regional Housing Authority domestic violence victims. Upon approval by client, the Authority will conduct periodic visits to residents for detection of non-reported domestic violence.
  3. Make agency referrals to agency partners based on client needs.
  4. Strongly encourage victims to participate in counseling programs and report any incidents of violence against women.
  5. Provide a weighted local preference for admission to HUD's Housing Choice Voucher Program for victims of domestic violence, dating violence and stalking.

**Attachment J**

**Northwestern Regional Housing Authority  
ANNUAL PLAN  
FY Beginning 01/2023**

**HOMEOWNERSHIP INITIATIVES**

NRHA teaches first time homeownership to groups and individuals at no charge as the only HUD certified Comprehensive Housing Counseling Agency in our seven county service area. NRHA's teaching certificates are honored by all area lenders as a consideration in making available affordable mortgage loan products.

NRHA will continue its successful sponsorship of the Housing Choice Voucher Homeownership Program for eligible clients with approvable transactions at a pace of approximately four closings per year. The rules and requirements for participation in this initiative are embodied in NRHA's Voucher Administrative Plan. All successful Voucher applicants are briefed on the availability of the HCV Homeownership Program.



## **Attachment K**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

#### **PROJECT-BASED VOUCHERS**

NRHA will continue its successful HUD-approved contracting for Project-Based Vouchers in support of high quality affordable rental housing at the following developments:

- WOODLAND HILLS/Burnsville, NC/Seniors/32 dwelling units
- WHITE LAUREL/Boone, NC/Families/42 dwelling units
- OAK GROVE VILLAGE/Jefferson, NC/Families/30 dwelling units
- HIGHLAND VILLAGE/Sparta, NC/Families/30 dwelling units
- CANE CREEK VILLAGE/Bakersville, NC/Families/24 dwelling units
- HISTORIC ELK PARK SCHOOL/Elk Park, NC/Seniors/40 dwelling units
- LINVILLE COVE/Newland, NC/Seniors/32 dwelling units
- HISTORIC ASHE HOSPITAL/Jefferson, NC/Seniors/46 dwelling units

## **Attachment L**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

#### **HOUSING NEEDS**

National Low Income Housing Coalitions “Out of Reach” report and Bureau of Labor Statistics along with NC Consolidated Plan for Housing compares each county with statewide housing need side-by-side.

NRHA’s service area: Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes and Yancey Counties

90% of low-income renters pay more than 30% of income for sheltered utilities

45% of all renter households have this cost problem or have inadequate kitchen or plumbing facilities or are living in over-crowded conditions

\$4.58 SSI income as an hourly wage 2015

\$9.51 average hourly wage of renters in 2015

\$12.15 hourly wage needed to afford a two bedroom apartment at Fair Market Rent

Renters with incomes below 30% Area Median Income are most likely of all groups to have a housing problem

Supply:

Privately held rental housing in the service area has an average year built of 1975 with much of that rental housing stock experiencing some level of deferred maintenance. Rental occupancy rates hover between 94% and 97% in most local markets within the region leaving a limited number of units available and in standard repair for housing voucher holders to choose from. Public and private partnerships sponsored by NRHA are making efforts to provide new affordable rental housing opportunities.

Accessibility:

Rental dwellings with accessible features for households with disabled members are in short supply in the private market. NRHA sponsored tax credit rental and supportive housing developments are provided as universally accessible and “visitable” where possible and are outfitted with more than double the regulatory requirement as to the number of dwelling units with accessible features for persons with mobility, hearing and visual impairments.

## **Attachment M**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

#### **STRATEGY FOR ADDRESSING HOUSING NEEDS**

Affordable Rentals – NRHA is maintaining nearly full leasing to qualified households up to its regional baseline of 2,165 Housing Choice Vouchers with a high performer SEMAP score on HUD's latest assessment. NRHA is continuing successful property management contracting for nine (9) tax-credit affordable rental developments and three (3) supportive housing rental developments for persons with special needs. NRHA is serving on the development team as property manager for a new forty-six (46) unit tax credit development for the elderly and disabled. NRHA is currently in the process of initial leasing for its new increment of 49 Mainstream housing vouchers.

Affordable Homeownership – NRHA continues its practice of providing free first time homebuyer training for individuals and groups. NRHA's training certificates are recognized by all area commercial banks mortgage lenders and Habitat chapters. NRHA also continues its successful Housing Choice Voucher homeownership initiative targeting four (4) new closings per year.

Housing Counseling – NRHA is the only HUD approved Comprehensive Housing Counseling Agency in northwestern North Carolina. NRHA has trained new counselors and is deploying its counseling team to address the need in the coming year. NRHA is certified and is an active provider in pre-rental, pre-mortgage, post purchase, default, foreclosure prevention, money management, credit repair and reverse mortgage counseling.

**Attachment N**

**Northwestern Regional Housing Authority  
ANNUAL PLAN  
FY Beginning 01/2023**

**RESIDENT ADVISORY BOARD COMMENTS**

NRHA made timely submission of a draft of its Annual Plan FY Beginning 01/2023 in October 2022 to each President of each Resident Council and to its Resident Advisory Board soliciting comments and suggestions to strengthen and improve the plan. No comments nor suggestions were received from the Resident Councils nor from the Resident Advisory Board on the proposed Annual Plan.

**Attachment O**

**Northwestern Regional Housing Authority  
ANNUAL PLAN  
FY Beginning 01/2023**

**CHALLENGED ELEMENTS**

NRHA has provided its Annual Plan to its Resident Councils and Resident Advisory Board through direct mailing and by posting on its website inviting comment for a 45 day period ended on December 10, 2022. No comments were received and no challenged elements were identified.

## **Attachment P**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

Affirmatively Furthering Fair Housing – particularly with Category 1 Section 8 Housing Choice Vouchers (HCV) providing Rental Assistance for Non-Elderly Persons with Disabilities through HUD's Mainstream initiative.

Northwestern Regional Housing Authority (NRHA) regularly takes reasonable steps in all of its affordable housing programs to affirmatively further fair housing and to reach potentially eligible individuals and households who may be least likely to apply without special outreach efforts.

NRHA was funded by HUD in 2017 for 35 units, 2019 for 49 units, and 2020 for 26 units respectively of HCV Mainstream subsidies. NRHA anticipates that such special efforts will be needed to reach and encourage groups least likely to apply for these resources. NRHA pledges to make these special efforts with respect to HCV Mainstream subsidies by taking, at a minimum, the following actions:

- a) Examining its programs or proposed programs;
- b) Identifying any impediments to fair housing choice within those programs;
- c) Addressing those impediments in a reasonable fashion in view of the resources available;
- d) Working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and
- e) Maintaining records reflecting these analyses and actions.

On April 28, 2010 the NRHA Board of Trustees approved major revisions to NRHA's Administrative Plan for the HCV Program. Chapter 2 thereof describes NRHA's policies with respect to abiding by state and federal fair housing legislation and reasonable provision of services to persons with disabilities including responses to requests for reasonable accommodations. The revised Administrative Plan to HCV was submitted to HUD on April 30, 2010.

It reflects the following policy changes for the HCV Mainstream program:

- f) Where requested by an individual, assist program applicants and participants gain access to supportive services available within the community, but not require eligible applicants or participants to accept supportive services as a condition of continued participation in the program;
- g) Identify public and private funding sources to assist participants with disabilities in covering the costs of structural alterations and other accessibility features that are needed as accommodations for their disabilities;

- h) Not deny persons who qualify for a HCV under this program other housing opportunities, or otherwise restrict access to PHA programs to eligible applicants who choose not to participate;
- i) Provide housing search assistance;
- j) In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities; and
- k) Provide technical assistance, through referrals to local fair housing and equal opportunity offices, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

Affected applicants will unanimously be informed on how to file a fair housing complaint including the provision of the toll free number for the Housing Discrimination Hotline: 1-800-669-9777 and the Federal Information Relay Service at (800) 887-8339.

NRHA is currently involved in leasing of its newest increment of 26 Mainstream housing vouchers which will increase housing assistance opportunity across its seven county jurisdiction for those applicants who are NED situated who have an adult in the household who is disabled and is transitioning out of institutional or other segregated setting or at risk of institutionalization, homeless or at risk of becoming homeless.

## **Attachment Q**

### **Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 01/2023**

#### **Flat Rent Significant Amendment**

Northwestern Regional Housing Authority (NRHA) Board of Trustees in its Regular Meeting of July 23, 2014 at 6:00 pm in Boone, North Carolina held a duly publicized Public Hearing on its intention to adopt Conventional Public Housing (CPH) Flat Rents in accordance with HUD Notice PIH 2014-12 issued on May 19, 2014. NRHA announced during the public hearing that this change in CPH Flat Rents is required by law and will constitute an amendment to its Admission and Continued Occupancy Policy (ACOP) as well as substantial amendment to its Five Year and Annual PHA Plan. No comments were received from the public during the hearing - the NRHA board Chairman declared the Public Hearing closed.

The NRHA hereby amends its flat rent policies to comply with statutory changes contained within, Public Law 113-76, the Fiscal Year 2014 Appropriation Act.

The NRHA will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at not less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective January 1, 2015. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.

The NRHA will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows:

- Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount;
- The PHA will present two rent options to the family as follows:
  - The lower of the product of the calculation and the updated flat rental amount; and
  - The income-based rent.

Flat Rents are no longer applicable because of NRHA's successful Streamlined Voluntary Conversion from public housing to HUD Section 8 effective 12/01/2022.



**Attachment R**

**Northwestern Regional Housing Authority  
HUD's EQUAL ACCESS RULE  
ANNUAL PLAN  
FY Beginning 01/2023**

In accordance with HUD Notice PIH 2014-20 "Program Eligibility regardless of Sexual Orientation, Gender Identity or Marital Status as Required by HUD's Equal Access Rule", NRHA has revised Section 3-1.B. of its Administrative Plan for the Housing Choice Voucher Program (HCV) and the Tenant Selection and Assignment section of its Admission and Continued Occupancy Plan for the Conventional Public Housing Program (CPH) by adding the definition of "family" and "household" found therein the following statement:

"NRHA will provide equal access to federal housing assistance benefits regardless of sexual orientation, gender identity or marital status."

Unanimously adopted by NRHA's Board of Trustees during its regular meeting of April 22, 2015.