

**ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION**

**NC161**

**5-YEAR PLAN FOR FISCAL YEARS 2015-2020**

**APPROVED ANNUAL PLAN FOR  
FISCAL YEAR BEGINNING 7/1/2017**

**Prepared by:**

**Isothermal Planning & Development Commission  
P O Box 841  
Rutherfordton NC 28139**

## STATEMENT OF HOUSING NEEDS

### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

| Housing Needs of Families in the Jurisdiction by Family Type |         |               |        |         |               |      |          |
|--|---------|---------------|--------|---------|---------------|------|----------|
| Family Type  | Overall | Affordability | Supply | Quality | Accessibility | Size | Location |
| Income <=30% of AMI  | 6855    | 3             | 3      | 3       | 3             | 3    | 3        |
| Income >30% but<=50% of AMI                                  | 5485    | 4             | 4      | 3       | 3             | 3    | 3        |
| Income >50% but<80% of AMI                                   | 5930    | 3             | 4      | 4       | 3             | 3    | 4        |
| Elderly  | 2375    | 4             | 5      | 4       | 3             | 2    | 4        |
| Families with Disabilities                                   | 3,289   | 3             | 4      | 3       | 3             | 3    | 3        |
| Race/Ethnicity *1  | 12,460  | 4             | 4      | 3       | 3             | 3    | 4        |
| Race/Ethnicity *2  | 4,750   | 3             | 4      | 3       | 3             | 3    | 3        |
| Race/Ethnicity *3  | 1,060   | 3             | 3      | 3       | 3             | 2    | 4        |
| Race/Ethnicity   |         |               |        |         |               |      |          |

**\*1 – White/Non-Hispanic**

**\*2 – Black/Non-Hispanic**

**\*3 – Hispanic**

**The following sources of information were used by the PHA to conduct this analysis:**

- ACS data – 2009-2013
- IPUMS ACS data 2009-2013

**B. Housing Needs of Families on the Waiting List**

**Waiting List Type: (select one)**

- Section 8 Tenant-based Assistance**
- Public Housing**
- Combined Section 8 and Public Housing**
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)**
- (If used, identify which development/sub-jurisdiction)**

|   | <b># of families</b> | <b>% of total families</b> | <b>Annual Turnover</b> |
|---|----------------------|----------------------------|------------------------|
| <b>Waiting List Total</b>                         | <b>87</b>            | <b>N/A</b>                 | <b>16%</b>             |
| <b>Extremely Low Income &lt;= 30% AMI</b>         | <b>75</b>            | <b>86%</b>                 | <b>N/A</b>             |
| <b>Very Low Income (&lt;30% but &lt;=50% AMI)</b> | <b>12</b>            | <b>14%</b>                 | <b>N/A</b>             |
| <b>Low Income (&gt;50% but &lt;80% AMI)</b>       | <b>N/A</b>           | <b>N/A</b>                 | <b>N/A</b>             |
| <b>Families with children</b>                     | <b>59</b>            | <b>68%</b>                 | <b>N/A</b>             |
| <b>Elderly Families</b>                           | <b>4</b>             | <b>5%</b>                  | <b>N/A</b>             |
| <b>Families with Disabilities</b>                 | <b>15</b>            | <b>17%</b>                 | <b>N/A</b>             |
| <b>Race/ethnicity *1</b>                          | <b>25</b>            | <b>29%</b>                 | <b>N/A</b>             |
| <b>Race/ethnicity *2</b>                          | <b>64</b>            | <b>74%</b>                 | <b>N/A</b>             |
| <b>Race/ethnicity *3</b>                          |                      |                            | <b>N/A</b>             |

**\*1 = White/Non-Hispanic**

**\*2 = Black/Non-Hispanic**

**\*3 = Hispanic**

In accordance with the agency's Administrative Plan, the application process is opened upon determination that the eligible pool of applicants on the Waiting List have been served. This Waiting List represents the last of the applications that were accepted during the month of July 2016. Eligible families are notified by time and date of application as funding becomes available to support issuance of a Voucher. Applications are accepted for project-based units at Charles Road, Caitlin Station, Ashley Meadows or Kings Row upon determination that there are no interested applicants on the current Waiting List (elderly and/or disabled families receive a local preference). Our Waiting List was opened in January 2017, and the main office is just beginning to receive the applications from our four county field offices for processing.

## PHA POLICIES GOVERNING ELIGIBILITY, SELECTION AND ADMISSIONS

A. Public Housing – N/A

B. Section 8

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA?
  - Criminal or drug related activity only to the extent required by law or regulation.
  - Search of the Dru Sjodin National Sex Offender database to ensure that member of applicant household is not a registered sex offender.
- b. The PHA requests criminal records from local law enforcement agencies for screening purposes.
- c. The PHA obtains a national criminal report if applicant/participant has not lived within the four-county jurisdiction for the past three years or as deemed appropriate by PHA staff.
- d. The PHA may request criminal records from State law enforcement agencies when needed to determine eligibility for admissions and/or continued housing assistance.
- e. The PHA does not access FBI criminal records from the FBI for screening purposes.
- f. The PHA shares the following information with prospective landlords:
  - Criminal or drug related activity
  - Names and addresses of prior landlords
  - Any known history of tenant damages
  - Any known history of tenant lease violations

### (2) Waiting List Organization

- a. The Section 8 tenant-based assistance waiting list is not merged with any other programs.
- b. Interested persons may apply for admission to the Section 8 Housing Choice Voucher program. Appointments for application are scheduled at the local housing office within the

four-county service area following public notice of the date the application process is opened. Appointments are scheduled during “open periods” until such time that all appointment slots have been filled.

### (3) Search Times

- a. The PHA grants extensions to the standard 60-day period to search for a unit. Extensions are granted based on the following:
  - Family requests approval of a 30-day extension at the end of the initial 60-day period.
  - At the end of 90 days, an additional 30-day extension may be granted if hospitalization or other family emergency has affected the family’s ability to find a unit or if the family demonstrates that a consistent effort had been made to locate a unit.
  - The family has located a unit prior to the 30-day period, but the unit has not passed Housing Quality Standards (HQS) and the landlord is actively involved in bringing it into compliance.
- b. The PHA may grant an additional extension (beyond the normal 120-day duration of a Voucher with approval of the Housing Director. Factors that would warrant consideration would be:
  - As a reasonable accommodation to make the program accessible to and usable by a person with disabilities.
  - Extenuating circumstances such as a death or illness that prevents the family from locating a unit.
  - When family size or other special requirements make finding a unit difficult.
  - When availability of quality affordable housing limits the family’s ability to locate suitable housing.

The length of this additional extension would be contingent upon the circumstances on a case-by-case basis.

### (4) Admission Preferences

- a. Income targeting – The PHA plans to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income.
- b. Preferences
  1. The PHA has established preferences for admission to the Section 8 tenant-based assistance program.
  2. The PHA has established the following admission preferences:
    - Victims of domestic violence (former Federal preference)
    - Substandard housing/homelessness (former Federal preference)
    - Victims of natural disaster (fire, flood, government action)
    - Referrals from local and state agencies (Departments of Social Services, Health Departments, Mental Health Agencies) faith-based organizations and churches.
    - Elderly and/or disabled head of household or spouse
  3. Admission preferences adopted by the PHA will be given equal weight in determining selection from the waiting list.
  4. Applicants with equal preference status on the waiting list will be selected by time and date of application
  5. The pool of applicant families ensures that the PHA will meet income-targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

- a. The policies governing eligibility, selection, and admissions to any special purpose Section 8 tenant-based program administered by the PHA can be referenced in the following documents:
  - The Section 8 Administrative Plan
  - Briefing Packets
  - Federal Regulations (24 CFR Section 984)

b. The PHA announces the availability of any special-purpose Section 8 programs to the public through:

- Published notices
- Application Process
- Word of mouth

## STATEMENT OF FINANCIAL RESOURCES

Listed below are the financial resources that are anticipated to be available to the PHA for the support of:

- Tenant-based Housing Choice Voucher program

| <u>Source</u>   | <u>Planned \$</u>  |
|---|--------------------|
| Projected HAP Renewal Funding<br>(based on CY 2016 HAP expenses<br>Using HUD pro-ration of 94%) | \$5,696,432        |
| Administrative Fees<br>(projected at 100% lease-up using<br>HUD pro-ration factor of 77%)       | 743,614            |
| FSS Grant Funding   | 35,143             |
| Fraud Recovery  | 7,307              |
| <b>Total Resources</b>  | <b>\$6,482,496</b> |
| <b>Planned Uses:</b>  | <b>\$6,482,496</b> |



## PHA RENT DETERMINATION POLICIES

A. Public Housing – N/A

B. Section 8

### **(6) Payment Standard**

- a. The payment standard adopted by the PHA is as follows:
  - Cleveland County is set at 100% of the FMR for all bedroom sizes except the two-bedroom which is set at 105% of the FMR and the three-bedroom which is set at 110%.
  - Rutherford County is set at 110% of the FMR for all bedroom sizes.
  - McDowell County is 100% of the FMR for all bedroom sizes except the four, five and six-bedroom sizes which are set at 110%.
  - Polk County is set at 100% of the FMR for all bedroom sizes except for the one-bedroom which is set at 105% and the four, five and six-bedroom sizes, which are set at 110%.
- b. Need for payments standards higher than the FMR are the result of:
  - FMR's are not adequate to ensure success among assisted families in the PHA's segment of the FMR area.
  - To increase housing options for families
- c. Payment standards are reevaluated annually for adequacy.
- d. The factors considered by the PHA in its assessment of the adequacy of its payment standard are as follows:
  - Success rate of assisted families
  - Rent burdens of assisted families
  - Open market rent comparables

## **(7) Minimum Rent**

- a. The PHA has established minimum rent at \$25.
- b. The PHA has adopted a discretionary minimum rent hardship exemption policy when a family is unable to pay “minimum rent” due to a financial hardship. Financial hardships include:
  - Family has lost eligibility or is awaiting an eligibility determination for a Federal, State or local assistance program.
  - Family would be evicted as a result of imposing the minimum rent requirement.
  - Family income has decreased because of changed circumstances including the loss of employment.
  - Death in the family.

## OPERATIONS AND MANAGEMENT

### A. PHA Management Structure

- (1) An organization chart showing the PHA's management structure is shown in Attachment 1.
- (2) The PHA is located within Isothermal Planning & Development (IPDC) Commission in Rutherfordton, NC, with outreach offices located within the four-county service area (Cleveland/McDowell/Polk/Rutherford). The Housing Director is responsible for administration of the program and staff and reports directly to the Executive director. Success of the program is contingent upon cooperative efforts between program staff located in outreach offices and the IPDC Main Office.

### B. HUD Programs Under PHA Management

| <u>Program Name</u>            | <u>Families Served<br/>At Beginning of Year</u> | <u>Expected<br/>Turnover</u> |
|--------------------------------|---|------------------------------|
| Housing Choice Voucher Program | 1,408   | 14%                          |

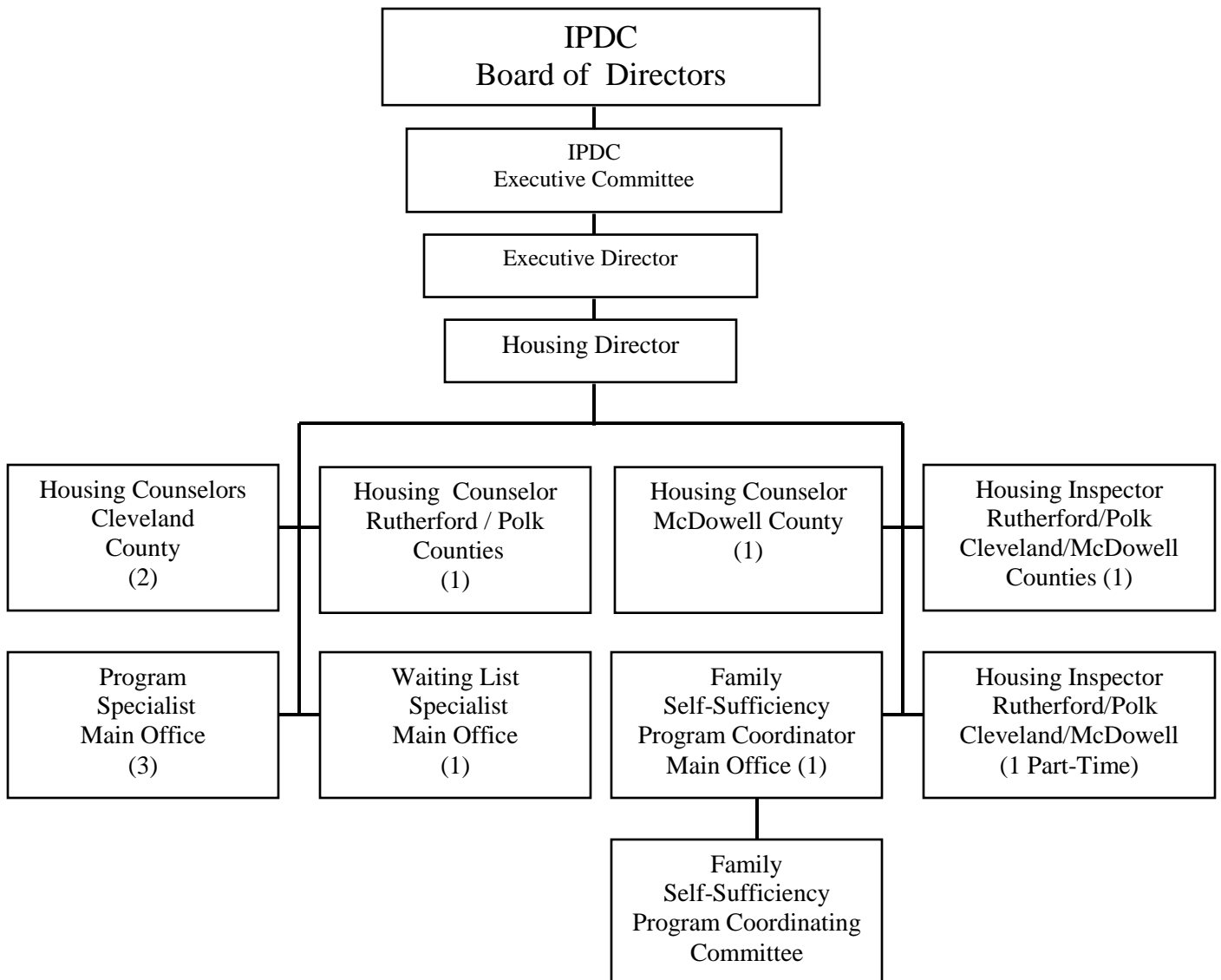
### C. Management and Maintenance Policies

- (1) Public Housing Maintenance and Management – N/A
- (2) Section 8 Management
  - IPDC Personnel Policy
  - Federal Register
  - Section 8 Administrative Plan

# ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION

## SECTION 8 HOUSING PROGRAM

### ORGANIZATIONAL CHART



## PHA GRIEVANCE PROCEDURES

### A. Public Housing – N/A

### B. Section 8 Tenant-Based Assistance

(1) The PHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

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

(2) Applicants or assisted families may contact either of the following offices to initiate the informal review and informal hearing processes:

- PHA Main Administrative Office
- Local housing offices within the four-county service area

## **ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION**

### **NC161**

#### **SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**

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

1. IPDC established a minimum homeowner down payment requirement of three (3) percent of the purchase price and will require that a least one (1) percent of the purchase price come from the family's resources.
2. IPDC will require that financing for purchase of a home under our "Section 8 Homeownership Program" be provided, insured or guaranteed by the state or Federal government and that it complies with secondary mortgage market underwriting standards or generally accepted private sector underwriting standards.
3. Section XXX of the Administrative Plan was updated and approved by IPDC's Board of Directors on March 8, 2011, to reflect that the PHA shall not impose or enforce any requirement for the recapture of voucher homeownership assistance on the sale or refinancing of a home purchase under the homeownership option. (CFR 980.625 Subpart H).

Since the program inception in 2002, a total of fourteen families have successfully transitioned from the Housing Choice Voucher (HCV) Program to homeownership. As of December 2016, six (6) families have become self-sufficient and no longer qualify for subsidy through the HCV program. Five families completed the pre-homeownership counseling, graduated from the Family Self-Sufficiency program and became homeowners without the need for assistance through the HCV program. Two (2) families are being assisted through the HCV Homeownership Program. A total of twenty-five (25) participants in the FSS program have escrow balances and are potential candidates for transitioning into the Homeownership Program.

## HOMEOWNERSHIP PROGRAMS ADMINISTERED BY THE PHA

A. **Public Housing – N/A**

B. **Section 8 Tenant-Based Assistance**

- (1) The PHA administers a Section 8 homeownership program pursuant to Section 8 of the U.S. Housing Act of 1937, as implemented by 24 CFR Part 982.
- (2) Program Description
  - The PHA will limit the number of families participating in the Section 8 homeownership option to a maximum of sixty-five (65) participants.
- (3) Eligibility for participation in the PHA's program will be in accordance with HUD criteria only.

## **ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION**

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#### **FAMILY SELF-SUFFICIENCY PROGRAM STATEMENT**

The PHA implemented a Family Self-Sufficiency (FSS) program in late 1997. This program is designed to provide assistance to low-income families participating in the Section 8 tenant-based program who have expressed a desire to achieve self-sufficiency and are willing to enter into a FSS Contract of Participation whereby the participant identifies and establishes goals that are geared to achieve self-sufficiency. Through case management, the participants are linked with housing and other services needed to enable them to achieve economic independence and self-sufficiency.

The PHA was approved by HUD beginning early 2000 and continuing through 2014 for grant funding of a FSS Coordinator. The coordinator is responsible for recruiting participants and working closely with the family in assessment of needs, development of individualized training and services plans, securing services to meet identified needs, providing ongoing emotional support and encouragement for the families and conducting interagency meetings with the Coordinating Committee

As of April 19, 2002, there were a total of fifty-one (51) required FSS Slots mandated by HUD. Approval was granted in August 2008 by HUD to reduce the number of mandatory slots to 35 following a review of documentation for sixteen (16) participants who successfully completed the FSS program. The PHA maintains an average of 25 to 35 participants each year.

The PHA will continue its commitment to the support and implementation of the FSS Program for the 2016 Plan year and pledges to:

- Improve coordination of both planning and delivery of services to participants of FSS based on the commitment to assist families in becoming self-sufficient;
- Renew interagency partnerships to achieve high quality comprehensive service delivery to all members of a family with long-term results.
- Assess the accountability of the family, case management and the entities providing services and resources.

For FYE 06/30/16, counseling service and progress monitoring activities were provided to 38 Family Self-Sufficiency (FSS) participants. A total of eight (6) new families were recruited into the program. Four (4) FSS participants successfully completed the program. A total of \$21,475.58 was awarded to eligible families upon completion of the FSS Contract of Participation. A total of twenty-six (26) participants have escrow balances and are potential candidates for the Housing Choice Voucher Home Ownership Program.



## **PHA COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS**

### **A. PHA Coordination with the Welfare (TANF) Agency**

- (1) The PHA has entered into verbal agreements with TANF agencies in each locality to share information and/or target supportive services (as contemplated by Section 12(d)(7) of the Housing Act of 1937).
- (2) Other coordination efforts between the PHA and TANF agency include:
  - Client referrals
  - Information sharing regarding mutual clients (for rent determination, etc.)
  - Coordinate the provision of specific social and self-sufficiency services and programs for eligible families
  - Jointly administer programs

### **B. Services and programs offered to participants**

#### (4) General

##### a. Self-Sufficiency Policies

The PHA will employ discretionary policies in the FSS Action Plan to enhance the economic and social self-sufficiency of assisted families.

##### b. Economic and Social self-sufficiency programs

The PHA will coordinate, promote and/or provide referral of Section 8 waiting list and/or active participants to the Work Force Investment job training team in an effort to provide the education and training needed to enhance the economic and social self-sufficiency of participants.

(5) Family Self-Sufficiency (FSS) Program

- a. Mandated slots beginning FY 2012 – 35 total
- b. Actual number of participants a/o 02/01/2017 - 26
- c. The FSS Action Plan identifies the following steps that the PHA plans to take to achieve at least the minimum program size.
  - Presentation and solicitation of new membership during:
    1. Initial briefing session (new participants)
    2. Recertification update (current participants)
  - Utilization of a specialized case manager

C. **Welfare Benefit Reduction**

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

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

# ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION

## NC161

### AMENDMENTS/MODIFICATIONS TO THE PLAN

Per 24 CFR 903.21, the PHA may amend or modify the Annual or Five-Year Plan after submission to HUD. Modification, amendment or change to any policy, rule, regulation or other aspect of the approved PHA Plan must comply with HUD requirements.

PHA Definition of modification changes:

1. **Significant Amendment** - addition of and/or a change of importance in a policy, rule, regulation or other aspect of the plan that affects eligibility, admissions, continued assistance, administrative and/or programmatic requirements set forth by the agency plan.
2. **Substantial Deviation/Modification** - addition of and/or a change of importance in a policy, rule, regulation or other aspect of the plan that would fundamentally alter the nature of the provider's operations as set for by the agency plan.

Any significant amendment or substantial deviation or modification to the PHA Plan is subject to the following requirements:

- The PHA must ensure consistency with the Consolidated Plan of the jurisdiction as defined in 24 CFR 903.15; and,
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors. The meeting, at which the amendment or modification is adopted, must be open to the public.
- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined in 24 CFR 903.23).

The PHA may submit a significant amendment or substantial deviation modification to HUD up until the last day prior to the date when the next year's plan is due. Submission of a significant amendment or substantial deviation modification would need to be completed in the same manner required for submission of the original PHA Plan.

**ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION**

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**PROJECT-BASED VOUCHER STATEMENT**

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

|                               |             |
|-------------------------------|-------------|
| Annual Budget Authority (ABA) | 1,408 units |
| 20% of available ABA          | 282 units   |
| Total units allocated to date | 116 units   |

Contingent upon funding for the 2015-2020 plan years, the PHA will continue to support project-based assistance as follows:

|                 |                 |                           |
|-----------------|-----------------|---------------------------|
| Charles Road    | 8 units         | Disabled families         |
| Caitlin Station | 48 units        | Multi-family              |
| Ashley Meadows  | 48 units        | Multi-family              |
| Kings Row       | <u>12 units</u> | 6 multi-family/6 disabled |
| Total           | 116 units       |                           |

By partnering with local non-profit organizations and private developers, it is hopeful that the PHA will be able to expand housing options during the 2015-2020 plan years for families in Cleveland, McDowell, Rutherford and/or Polk Counties (Region C service area).

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

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

## **FISCAL AUDIT**

The PHA is required to have an audit conducted under Section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

- The most recent audit was submitted to HUD.
- There were no findings as a result of that audit.

## **ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION (NC161)**

### **STATEMENT OF PROGRESS IN MEETING**

#### **THE 5-YEAR PLAN MISSION & GOALS**

##### **Plan Year 2017**

In accordance with Isothermal Planning & Development Commission's (IPDC) mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination, an average of 1,374 families per month were served by the Housing Choice Voucher Program during fiscal year ending 6/30/16:

A summary of the accomplishments is as follows:

- Achieved 98.9% utilization of funding and a 97% lease-up.
- Utilized 116 Section 8 vouchers in providing newly constructed quality affordable housing through HUD's project-based assistance program.
- Issued 302 vouchers to qualifying families from the Waiting List.
- Processed 267 applications for determination of eligibility for placement on the Waiting List.
- Initiated housing assistance contracts for 200 first-time Voucher holders.
- Maintained an average SEMAP (Section Eight Management Assessment Program) score of 100 for an overall rating of a HIGH performer.
- Continued partnerships and collaboration with private and/or public agencies (North Carolina Housing Partnership, Habitat for Humanity, Cleveland County Community Development Corporation, McDowell Ministries, Thermal Belt Outreach Ministries) in support of development of affordable housing thus increasing options for HCV participants.
- Through implementation of an "initial inspection checklist and rent reduction schedule" detailed and approved in the Administrative Plan, marginal units have been reduced by approximately 10%. Acquisition of

a part-time inspector has improved the turn-around time required for re-inspections.

- Continued collaborative efforts with health departments and the North Carolina Attorney General's office in a proactive effort to identify pre-1978 housing units occupied by a child (children) ages six or under that have been diagnosed with an elevated blood level have enabled the PHA to identify families with children at risk and to access and eliminate risk factors if determined to be associated with units contracted through the program.
- Administration of the "Section 8 Homeownership Program" has resulted in continuation of homeownership assistance to two (2) active homeownership participants. The Family Self-Sufficiency Program (FSS) promotes self-sufficiency, asset development and opportunities to pursue homeownership. Counseling services and progress monitoring activities were provided to an average of 37 participants. Six (6) participants graduated from the FSS program and no longer need assistance. An average of 25 participants' maintained escrow balances for the year. A total of \$45,934.58 in earned escrow was awarded to FSS participants upon successful completion of their Contract of Participation.
- In an effort to ensure equal opportunity in housing for all Americans, additional information obtained from the North Carolina Low-Income Housing Coalition pertaining to housing discrimination and specific examples of housing discrimination was provided to all participants. The PHA, through coordination and collaboration with legal aid providers (Pisgah Legal Services and North Carolina Legal Aid) and program participants, advocated for provision of non-discriminatory housing.
- The PHA continues to provide a local preference for an elderly and/or disabled head of household or spouse. Justification for this local preference was in a collaborative effort to increase housing choices for seniors and individuals with disabilities by offering greater control over access to Medicaid-funded long-term care services and in support of the President's New Freedom Initiative and the Money Follows the Person Rebalancing Initiative.
- Through effective utilization of HUD's Employment Income Verification (EIV) procedures, the program recovered \$7,307 resulting from tenant fraud.
- Successful in utilizing twelve (12) Vouchers through the HUD-VASH program (a partnership between Housing and Urban Development (HUD) and the Veterans Affairs Supportive Housing (VASH) to support homeless veterans in finding and maintaining permanent housing.



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    - 
    -
  - **SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**
    - 
    -
  - **11.0 (F) RESIDENT ADVISORY BOARD COMMENTS**
    - 
    -
  - **NO COMMENTS AND/OR RECOMMENDATIONS**
    - 
    - 
    - 
    -
  - **11.0 (G) CHALLENGED ELEMENTS**
- - 
  - **NONE**
    - 
    - 
    - 
    - 
    - 
    -

## **ISOTHERMAL PLANNING & DEVELOPMENT COMMISSION**

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#### **ADDRESSING HOUSING NEEDS FOR VICTIMS OF DOMESTIC VIOLENCE**

In accordance with the federal Violence Against Women Act of 2005 (VAWA) and the subsequent enactment of this legislation in 2006, the PHA's Administrative Plan includes provisions for protection of an applicant, a tenant or member of the tenant's family who are victims of domestic violence, dating violence or stalking from being either denied application or being evicted and/or terminated from housing assistance based on acts of violence against them.

Policies utilizing definitions as incorporated by the United States Housing Act and applicable language required to inform applicants and/or tenants of their rights mandated by VAWA are included in the following sections of the Administrative Plan:

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

The PHA provides all participants with notification of protections and/or rights under VAWA at the time of admissions, upon request for relocation and at annual re-examination. The notice explains the protections afforded under the law, reasons for termination of assistance, procedures for removal of an abuser from the household, documentation that would be required to prove a claim that the application/participant is a victim of domestic violence, dating violence and/or stalking, the PHA confidentiality requirements and contact information for local victim advocacy groups and/or service providers to further enhance the victim safety for assisted families.

In accordance with the agency's Administrative Plan, victims of acts of domestic violence are given a local preference on the waiting list in an effort to provide affordable housing upon availability of funding to support the voucher. Section 8 staff also works in a collaborative effort with crisis intervention agencies and social service agencies within each of the localities served by the program in filling vacancies in project-based housing with qualifying victims of domestic violence.

Effective with Housing Assistance Payments contracts initiated beginning February 1, 2007, and continuing, the PHA utilizes the applicable Housing Assistance Payments contract (HUD-52641), the Tenancy Addendum (HUD-52641-A) and a generic lease that includes the language required to protect victims of domestic violence, dating violence and/or stalking in the Housing Choice Voucher Program.

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**


*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Isothermal Planning and Development Commission  
PHA Name

NC161  
PHA Number/HA Code

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 | Fred Baisden  | Title | Chairman of the Board |
| Signature                   |  | Date  | 4/17/2017             |

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

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

I, Scott Dadson, the Executive Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Isothermal Planning and Development Commission  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

State of North Carolina  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

The PHA Plan is consistent with the State of North Carolina's Consolidated Plan in that our  
mission is to promote adequate and affordable housing, economic opportunity and a suitable  
living environment free from discrimination, and in carrying out this mission and in line with the  
States' plan will promote the removal of barriers to affordable housing by being a proponent for the  
development/improvement of quality affordable housing and reducing homelessness.

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

Scott Dadson

Signature



Title

Executive Director

Date

4/17/2017