

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

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of the City of Lumberton</u> PHA Code: <u>NC014</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>(04/2020)</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <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> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>The Housing Authority of the City of Lumberton’s mission is to be concentrated and focused on improving the quality of life for the Residents and empowering them to take control of their lives to become self-sufficient and productive members of the community in which they live.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <ul style="list-style-type: none"> • Focus on improving the quality of life for Residents by providing decent, safe and sanitary housing to moderate, low, and very low-income families of all races and ethnic backgrounds. • Provide and support training programs designed to empower Residents to be self-sufficient. • Provide sound, fiscal management and maintain a high degree of fiscal solvency and stability. • Provide unified, coordinated and visionary leadership to carry the Housing Authority of the City of Lumberton forward in its efforts to meet the challenges and opportunities of its residents. • Achieve an overall occupancy and maintain an occupancy rate of 98% or greater each fiscal year • Achieve at least a 95% collection rate of tenant rents others tenant charge for each fiscal year • Improve customer service to residents, partners and other customers. • Improve collaboration with community partners. • Improve Communication with all resident through the use of technology.
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><i>Goal: Achieve an overall occupancy rate of 97% or greater each fiscal year.</i> HACL has maintained an occupancy rate of 97%, as the HACL continues with the Recovery Process from Hurricanes Matthew and Florence.</p> <p><i>Goal: Achieve an average lease-up of vacant units of less the twenty (20) days for each fiscal year.</i> HACL continues working towards the goal of vacant units in lease-up of less than 20 days, the average for this current fiscal year is 22.6 days in lease-up. The HACL has experienced staff turnover and additional work, which remains from Hurricanes Matthew and Florence. The HACL believes with the experience gained by staff and the continues recovery from the Hurricanes, the current rate will be reduced during the coming fiscal year.</p> <p><i>Goal: Achieve at least 95% collection rate of tenant rents and other tenant charges for each fiscal year.</i> HACL strives to achieve at least 95% collection rate of tenant rents and other tenant charges for each fiscal year. The HACL will continue to try to meet this goal. We have begun call reminders and started sending out information on repayment options.</p> <p><i>Goal: Attain at least “Standard Designation” under the annual SEMAP Reporting module for each fiscal year.</i> The Housing Choice Voucher Program have achieved “High Performer” on the annual SEMAP Reporting.</p> <p><i>Goal: Reduce the average number of days to complete public housing work orders for each fiscal year.</i> HACL maintenance staff continues to pursue this goal on a daily basis. The HACL has purchased Tablets, we believe that once tablets are live, work order request will be completed more efficiently and in a timely manner. Maintenance staff has also been impacted by the additional work that was created by Hurricanes Matthew & Florence.</p> <p><i>Goal: To the greatest extent possible, assist families with homeownership when possible.</i> HACL continues to explore the possibilities of a homeownership program.</p> <p><i>Goal: Obligate/Expend Capital Fund Grants timely and per program rules/regulations.</i> HACL continues to work in a timely fashion for the obligation and expenditures of Capital Funds. This goal has been impacted by the devastation and subsequent recovery from the Hurricanes. Current dates: (1) 2016 CF Obligated: 4/12/18-Expended:4/12/20. (2) 2017 CF Obligated: 8/15/20-Expended:8/15/22. (3) 2018 CF Obligated: 5/28/21-Expended:5/28/23. (4) 2019 CF Obligated: 4/15/21-Expended:4/5/23.</p>

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Housing Authority of the City of Lumberton collaborates with local community agencies providing services and programs related to domestic violence, dating violence, sexual assault, or stalking to ensure that current information and all informational community programs are available to applicants, residents and staff.</p> <p>Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).</p> <p>Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network’s National Sexual Assault Hotline at 800- 656-HOPE, or visit the online hotline at https://ohl.rainn.org/online/.</p> <p>A copy of HACL’s VAWA policy has been attached</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Housing Authority of the City of Lumberton defines a “substantial deviation of significant amendment or modification” for both its Five-Year and Annual Plans as one that meets all the following qualifications:</p> <p>A. Substantial Deviation from the 5-year Plan: Includes a significant change, involving a revision in the plan and the time line, in which the activities/events are scheduled for completion.</p> <p>B. Significant Amendments or modification to the Annual Plan: Examples include changes to rent or admission polices or organization of the waiting list; additions of non-emergency work items or change in use of replacement reserve funds under Capital Funds; and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. Budget/program revisions that involves less the ten (10) percent of the total program budget are deemed to not significantly modify the Annual Plan</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Please see attachment.</p>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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 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, Holt Moore, the City Attorney for Lumberton, NC
Official's Name *Official's Title*

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

Housing Authority of the City of Lumberton
PHA Name

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

City of Lumberton, which is the State of NC Plan, under which Lumberton operates as a small city.
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 Housing Authority of the City of Lumberton's Plan continues to focus on strategies
 providing affordable housing.

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	Title
E. Holt Moore III	Attorney, City of Lumberton
Signature	Date
	10/04/2019

3-III.F. PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

The Violence against Women Act of 2013 (VAWA) and the HUD regulation at 24 CFR 5.2005(b) prohibit PHAs from denying admission to an otherwise qualified applicant on the basis or as a direct result of the fact that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.

Definitions of key terms used in VAWA are provided in section 16-VII of this ACOP, where general VAWA requirements and policies pertaining to notification, documentation, and confidentiality are also located.

Notification

VAWA 2013 expanded notification requirements to include the obligation for PHAs to provide applicants who are denied assistance with a VAWA Notice of Occupancy Rights (form HUD- 5380) and a domestic violence certification form (HUD-5382) at the time the applicant is denied.

HACL Policy

The HACL acknowledges that a victim of domestic violence, dating violence, sexual assault, or stalking may have an unfavorable history (e.g., a poor credit history, poor rental history, a record of previous damage to an apartment, a prior arrest record) due to adverse factors that would warrant denial under the HACL's policies.

While the PHA is not required to identify whether adverse factors that resulted in the applicant's denial are a result of domestic violence, dating violence, sexual assault, or stalking, the applicant may inform the HACL that their status as a victim is directly related to the grounds for the denial. The HACL will request that the applicant provide enough information to the HACL to allow the HACL to make an objectively reasonable determination, based on all circumstances, whether the adverse factor is a direct result of their status as a victim.

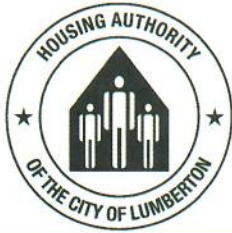
The HACL will include in its notice of denial information about the protection against denial provided by VAWA in accordance with section 16-VII.C of this ACOP, a notice of VAWA rights, and a copy of the form HUD-5382. The HACL will request in writing that an applicant wishing to claim this protection notify the HACL within 10 business days.

Documentation

Victim Documentation [24 CFR 5.2007]

HACL Policy

If an applicant claims the protection against denial of admission that VAWA provides to victims of domestic violence, dating violence, sexual assault, or stalking, the HACL will request in writing that the applicant provide documentation supporting the claim in accordance with section 16-VII.D of this ACOP.



HOUSING AUTHORITY CITY OF LUMBERTON

www.hacl014.com

407 N. Sycamore Street ◆ Lumberton, NC 28358 ◆ Phone (910) 671-8200

COMMISSIONERS

Brad Martin, Chair
Pam Hunt, Vice-Chair
Jay Britt
Barbara Brown
Danny Martin
Timothy Locklear
Paul Matthews

December 13, 2019

From: Adrian E. Lowery, Executive Director 

MEMO: Public Hearing for Annual Plan

The Housing Authority of the City of Lumberton (HACL), held a public hearing during the Regular Monthly meeting of the HACL Board of Commissioners on Tuesday, December 12, 2019 at 6:00 pm at the HACL Administration Office located at 407 North Sycamore Street. The Public Hearing was conducted to solicit comments on the Annual PHA Plan & Update for the Fiscal Year beginning April 1, 2020.

The Public Hearing was conducted by the HACL Board of Commissioners, the HACL received NO Comments concerning the HACL Annual Plan Update. The Plan was available for public review, 45 days prior to the Public Hearing. The Public Hearing was properly advertisement in the local newspaper. The Annual Plan Update was also available for review by all HACL Residents & Groups.