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| 5-Year PHA Plan (for All PHAs) | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A.1 | <p>PHA Name: <u>Housing Authority of the City of Asheville</u> PHA Code: <u>NC007</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</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>The PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public at the Asheville Housing Authority Central Office, 165 S. French Broad Avenue, Asheville NC, 28801 during regular business hours, and at each property development office. The final PHA Plan will be posted online at www.haca.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">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: | | | | | | | | | | | | | | | | | | | | | | | |
| 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 mission of the Asheville Housing Authority is to provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-reliance and economic independence.</p> |
| B.2 | <p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See Attachment 1. Note that Asheville Housing’s new goals and objectives are still tied to the 2015-19 Consolidated Plan, which is not due to be updated until next spring based on the City of Asheville’s fiscal year. We will update our five year goals next year, if necessary to align with the new Consolidated Plan.</p> |
| B.3 | <p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment 2.</p> |
| B.4 | <p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Asheville Housing Authority provides an admissions preference for applicants receiving supportive services from local agencies and has a detailed written Memorandum of Agreement with Helpmate, Inc., our local domestic violence shelter and service provider, extending that preference to Helpmate’s clients. Under this and previous local preference policies, we have placed more than 250 families who are survivors of domestic violence in housing over the last 10 years. We also have developed and approved all required VAWA-compliant policies to protect applicants and current residents from denial of assistance, termination and eviction as a result of domestic violence or related events, to bifurcate leases and exclude abusers, and to provide for emergency transfers on an expedited basis when requested based on of domestic violence.</p> <p>These policies are detailed in Chapters 4 and 16 of our Administrative Plan, available upon request.</p> |
| B.5 | <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>Asheville Housing Authority defines “significant amendment” to be a change that effectively results in the elimination of a basic goal set forth in the 5-Year Plan, or in the addition of a basic goal not set forth in the 5-Year Plan. HACA defines “substantial deviation/modification” to be a change in plans or strategy that is inconsistent with the mission or goals set forth in the 5-Year Plan.</p> |
| B.6 | <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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment 3.</p> |
| B.7 | <p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached.</p> |

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

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

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

| A. | PHA Information. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A.1 | <p>PHA Name: <u>Housing Authority of the City of Asheville</u> PHA Code: <u>NC007</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>3,358</u> 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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 | Lead HA: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| B. | Annual Plan. |
| B.1 | <p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> |
| B.2 | <p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>We plan to seek proposals from owners/developers for project-based vouchers in existing or new developments for up to 250 vouchers including (1) HUD-VASH vouchers to house veterans experiencing homelessness using a Housing First model, (2) vouchers to house other people experiencing homelessness using a Housing First model, and/or (3) vouchers for tenant mobility moves from RAD properties to new housing developments and/or housing units in lower poverty areas of opportunity.</p> <p>We may also seek HUD approval for RAD PBV transfers of assistance to new housing developments, or housing units in lower poverty areas of opportunity, to reduce concentration of poverty for the benefit of Asheville Housing residents.</p> |
| B.3 | <p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| B.4 | <p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached</p> |
| B.5 | <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>Attached.</p> |

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| <p>B.6</p> | <p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>See Attachment 2.</p> |
| <p>B.7</p> | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment 3.</p> <p>Challenged Elements: None</p> |

Attachment 1 - Goals and Objectives 2020-24

| Asheville Regional Housing Consortium Consolidated Plan Priorities (in ranked order) | |
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| Asheville Housing Goals (2020-24) | Asheville Housing Objectives (2020-24) |
| <p><u>Consolidated Plan Priority 1 (City of Asheville):</u> Provide affordable rental housing for households earning 60% of median income or less.</p> <ul style="list-style-type: none"> • Prioritize developments that respond to need for one bedroom units, and units for low-income single-wage earner households with children. • Prioritize developments that provide rental housing for very low income people in mixed-income developments. | |
| <p><u>Asheville Housing Goal 1:</u></p> <p>Expand and improve Asheville Housing communities and programs to ensure that they are open, accessible, inviting, and sustainable for the long term, with the highest priority on expanding the number of affordable one-bedroom units.</p> | <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • Collaborate closely with the City, County and other local partners to complete the redevelopment at Lee Walker Heights from 96 old public housing units into 212 affordable units in a mixed income community. All units will be affordable for families earning less than 60% of area median income, including deep subsidies through RAD project based vouchers for returning residents and others pulled from the Asheville Housing wait list. 96 of the affordable units in the new community will be one-bedroom units. The other units will be available to low-income single wage earner households with children. • Based on the Lee Walker model, select development partners and consultants to master plan Asheville Housing’s next major redevelopment project at Pisgah View or Deaverview Apartments, and bring the selected project to the construction phase. • Continue to maximize occupancy, rent collection and efficiency of existing programs through RAD asset-based management. • Pursue all available opportunities to participate in the Moving to Work Program to help residents achieve long term sustainability. |

Asheville Regional Housing Consortium Consolidated Plan Priorities (in ranked order)

Asheville Housing Goals (2020-24)

Asheville Housing Objectives (2020-24)

Consolidated Plan Priority 2 (City of Asheville): Provide affordable and accessible housing to persons with special needs including the homeless, persons with criminal records, the frail elderly, persons with mental illness and people with disabilities (including intellectual and developmental disabilities), and victims of domestic violence, and help people succeed through support services coordinated with housing development.

Asheville Housing Goal 2:

Broadly support City/County goals to end homelessness, and to provide housing opportunities for people experiencing homelessness, survivors of domestic violence, people with disabilities, and people with criminal records.

Objectives:

- Continue admissions preferences for families and individuals with supportive services commitments from other community agencies to serve people experiencing homelessness, survivors of domestic violence, people with disabilities (both physical and behavioral), and people reentering the community from incarceration.
- Expand community collaborations to include onsite or conveniently located medical and behavioral health providers serving Asheville Housing residents, including medically assisted treatment options for those struggling with substance abuse.
- Include some housing for people experiencing homelessness in all existing properties and new development activities.
- Expand the number of dedicated accessible units in each new redevelopment project, especially two bedroom and three bedroom units.
- Provide project-based vouchers to private developers specifically for housing designed to help eliminate chronic and veteran homelessness.
- Continue to be open and accessible to people with disabilities. Based on June 30, 2019 resident data, 46% of Asheville Housing families include someone with a disability.

Asheville Regional Housing Consortium Consolidated Plan Priorities (in ranked order)

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| Asheville Housing Goals (2020-24) | Asheville Housing Objectives (2020-24) |
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Consolidated Plan Priority 3 (City of Asheville): Coordinate housing development with transportation, jobs and services and make efficient use of available land and infrastructure.

- Prioritize higher density construction near employment centers, within walking distance of employment, schools and services, and near transit stops.
- Prioritize mixed use development that includes housing for low-income households.

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| <p><u>Asheville Housing Goal 3:</u></p> <p>Work with residents to enhance their quality of life, resilience and self-sufficiency, particularly in the areas of education, employment, and health.</p> | <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • Continue to support and seek grant funding to expand the Family Self Sufficiency Program encouraging residents to pursue long-term employment self-reliance. • Continue to support job training opportunities at the Arthur R. Edington Education and Career Center, owned by Asheville Housing and operated in collaboration with local supportive service partners. • Collaborate closely with Residents Council to support resident initiatives and grant funding applications, hire residents whenever possible, and seek real solutions to child care and transportation challenges. • Develop wellness-focused partnerships with ABIPA, DaniWay Yoga and other similar providers of wellness services, and with education, training and employment programs like Community Action Opportunities, Green Opportunities, Asheville GreenWorks, Youthful Hands, and Children First. • Strengthen community partnerships with local entities like My Daddy/Sister Taught Me That and Chosen, serving teenagers and young adults in our communities. • Seek partners who could provide apprenticeship opportunities for youth seeking meaningful activities, including possible training in grounds maintenance functions. |
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| Asheville Regional Housing Consortium Consolidated Plan Priorities (in ranked order) | |
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| Asheville Housing Goals (2020-24) | Asheville Housing Objectives (2020-24) |
| <p><u>Consolidated Plan Priority 4 (City of Asheville):</u> Promote homeownership for low-income households.</p> <ul style="list-style-type: none"> • Prioritize permanent affordability of ownership housing. • Support programs that prepare people for homeownership, including in-depth financial education and home maintenance. • Encourage development of condominiums. | |
| <p><u>Asheville Housing Goal 4:</u></p> <p>Promote home-ownership for Asheville Housing residents and other voucher participants, in collaboration with the City and other agencies.</p> | <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • Now that Asheville Housing residents are part of the Housing Choice Voucher program, they are on track to participate in the HCV homeownership program, under which the voucher can be used to help pay a mortgage. We will market that program in conjunction with the Family Self-Sufficiency Program to encourage education, employment, and credit recovery activities that will be needed for those who have a goal of homeownership. • Continue to coordinate with other established agencies like Habitat for Humanity, Mountain Housing Opportunities and OnTrack to find and support homeownership opportunities for residents. • Continue to market and promote homeownership opportunities at Eastview Homes, which Asheville Housing converted to condominiums in the 1990s. • Seek out opportunities to acquire or build new homes for sale to eligible participants in the HCV homeownership program. |

| Asheville Regional Housing Consortium Consolidated Plan Priorities (in ranked order) | |
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| Asheville Housing Goals (2020-24) | Asheville Housing Objectives (2020-24) |
| <p><u>Consolidated Plan Priority 5 (City of Asheville):</u> Incorporate sustainability into housing and community design.</p> <ul style="list-style-type: none"> • Prioritize energy-efficient and “green” building techniques. • Incorporate alternative energy production into new housing development. • Incorporate food production into affordable housing development. | |
| <p><u>Asheville Housing Goal 5:</u></p> <p>Continue to be an environmental and conservation leader among housing authorities and in the affordable housing industry generally.</p> | <p><u>Objectives:</u></p> <ul style="list-style-type: none"> • Use RAD flexibility and replacement reserve resources to continually improve energy efficiency and water conservation in Asheville Housing properties. • If renewed by HUD, maintain accreditation through the SPI-HUD Green Organization Accreditation Program or similar external accreditation or verification process in the future, by using and expanding best practices in environmental sustainability. • Continue to offer garden space and other food related opportunities in Asheville Housing developments. • Utilize objective energy efficiency standards in all new construction activities. |

| Asheville Regional Housing Consortium Consolidated Plan Priorities (in ranked order) | |
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| Asheville Housing Goals (2020-24) | Asheville Housing Objectives (2020-24) |
| <p><u>Consolidated Plan Priority 6 (City of Asheville):</u> Target low wealth neighborhoods for improvements that will improve housing conditions and create stronger communities.</p> <ul style="list-style-type: none"> Collaborate with HACA on large scale investments transforming public housing. | |
| <p><u>Asheville Housing Goal 6.</u></p> <p>Reduce concentration of poverty in Asheville Housing communities.</p> | <p><u>Objectives:</u></p> <ul style="list-style-type: none"> See Goal 1 above regarding completion of the redevelopment of Lee Walker Heights. Ideally this critical redevelopment project will serve as a model for future work in other older Asheville Housing communities. In the next five years we will complete planning and fundraising for the next large scale transformation project either at Pisgah View or Deaverview Apts. |
| <p><u>Asheville Housing Goal 7:</u></p> <p>Improve quality of life for residents of Asheville Housing communities through community policing and eviction prevention strategies</p> | <p><u>Objectives:</u></p> <ul style="list-style-type: none"> Continue collaboration with Asheville Police Department using community policing to reduce crime and improve safety in Asheville Housing communities. Facilitate dialogue between residents and APD to improve strained relationships, including potential joint training about racial equity, conflict resolution, and looking at the school resource officer model. Develop a new eviction prevention strategy that will hold residents accountable while reducing unit turnover and minimizing eviction filings on residents records. Collaborate with residents and other community stakeholders to examine gun violence from a public health perspective and work to address the root causes. |

| Asheville Regional Housing Consortium Consolidated Plan Priorities (in ranked order) | |
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| Asheville Housing Goals (2020-24) | Asheville Housing Objectives (2020-24) |
| <u>Consolidated Plan Priority 7 (Buncombe County)</u> : Preserve existing housing and focus preservation efforts to make both rental and ownership housing affordable and preserve long term affordability of rental housing. | |
| <u>Asheville Housing Goal 8</u> : Preserve existing Asheville Housing communities and apartments. | <u>Objectives</u> : <ul style="list-style-type: none"> • Use RAD flexibility to improve the quality of equipment and maintenance services we provide to residents and improve customer satisfaction. • Utilize RAD replacement reserve authority to preserve existing housing stock and improve marketability of units by adding air conditioning or energy efficient heat pumps when sufficient resources have been accumulated. |
| <u>Asheville Housing Goal 9</u> : Expand the number and utilization of Housing Choice Vouchers and reduce concentration of poverty | <u>Objectives</u> : <ul style="list-style-type: none"> • Apply for additional HCVs whenever possible. • Acquire or encourage development of units for rental or homeownership opportunities in areas of opportunity with lower rates of poverty. • Seek proposals from owners/developers for project-based vouchers in existing or new developments for up to 250 vouchers including (1) HUD-VASH vouchers to house veterans experiencing homelessness using a Housing First model, (2) vouchers to house other people experiencing homelessness using a Housing First model, and/or (3) vouchers for tenant mobility moves from RAD properties to new housing developments and/or housing units in lower poverty areas of opportunity. • Seek HUD approval for RAD PBV transfers of assistance to new housing developments, or housing units in lower poverty areas of opportunity, to reduce concentration of poverty for the benefit of Asheville Housing residents. |

| Asheville Regional Housing Consortium Consolidated Plan Priorities (in ranked order) | |
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| Asheville Housing Goals (2020-24) | Asheville Housing Objectives (2020-24) |
| <u>Other Asheville Housing Goals and Objectives</u> | |
| <u>Asheville Housing Goal 10:</u> Provide excellent customer service to motivate and empower residents. | <u>Objectives:</u> <ul style="list-style-type: none"> • To enhance customer service, continue to focus on our core values of Respect, Equity, Compassion, Openness, Integrity, Fairness, and Patience. • Identify effective customer service training programs, including supportive housing models, and implement them. • Work hard to eliminate any “us vs. them” culture with residents. • Acknowledge that respect means more than just “treat with respect.” • Treat our internal customers (co-workers) with the same integrity and fairness as external customers, to ensure that Asheville Housing is an enjoyable place to work. |
| <u>Asheville Housing Goal 11:</u> Communicate clearly with the community about Asheville Housing’s mission, goals and achievements. | <u>Objectives:</u> <ul style="list-style-type: none"> • Re-brand with a clear community statement that “Asheville Housing works.” The intent being three-fold: (1) Asheville Housing staff work hard to maintain and enhance our communities as part of the social fabric of our community; (2) Asheville Housing residents work to improve their lives and achieve resilience and self-reliance to the greatest extent possible; and (3) the affordable housing resource that Asheville Housing provides is fundamentally a model that works. • Maintain HUD High Performer designation in all programs. |

Attachment 2 – Progress Report

Asheville Housing Authority adopted the following goals and objectives in 2015, consistent with the City of Asheville and Asheville Regional Housing Consortium Consolidated Strategic Housing and Community Development Plan, 2015-19.

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
|---|---|---|---|
| <p>Priority 1: Provide affordable rental housing for households earning 60% of median income or less.</p> <ul style="list-style-type: none"> • Prioritize developments that respond to need for one bedroom units, and units for low-income single-wage earner households with children. • Prioritize developments that provide rental housing for very low | <p>1. Expand and improve Asheville Housing communities and programs to ensure that they are open, accessible, inviting, and sustainable for the long term, with the highest priority on expanding the number of affordable one-bedroom units.</p> | <ul style="list-style-type: none"> • Collaborate closely with the City, County and other local partners to redevelop 96 units at Lee Walker Heights into 200+ affordable units in a mixed income community. Primary focus for affordability will be on families earning less than 60% of area median income, including deep subsidies through RAD for current public housing residents. Asheville Housing’s goal will be that at least 50% of the affordable units in the new community are one-bedroom units. Other units will focus on providing housing for low-income single wage earner households with children. | <ul style="list-style-type: none"> • Closed on financial transactions in July 2019 and began construction on this major redevelopment project to replace the oldest public housing built in Asheville with a beautiful new mixed income development. Demolition and site work are expected to be completed in the next few months so construction of the new buildings can begin in early 2020 • Received a total local funding commitment of \$8.4 million from the City of Asheville and Buncombe County for a 212-unit affordable housing development to replace Lee Walker Heights and began drawing down those funds. • Received award from the North Carolina Housing Finance Agency for a tax exempt bond allocation/4% tax credits to fund approximately |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
|---|--|--|--|
| income people in mixed-income developments. | | <ul style="list-style-type: none"> • Continue to maximize occupancy, rent collection and efficiency of existing programs through asset-based management. • Pursue authorization to participate in the Moving to Work Program to help residents achieve long term sustainability. | <p>33% of the development cost. Remaining balance will be funded with first mortgage financing and Asheville Housing strategic investment reserves.</p> <ul style="list-style-type: none"> • The new development at Lee Walker Heights will increase the number of one bedroom units from 8 in the former public housing development, to 96 in the new development. • Allowing for units being held for the Lee Walker Heights relocation, overall occupancy continues at or above 97%. • Submitted a letter of intent to apply for Cohort 2 (Rent Reform) of the Moving to Work Expansion and received notification we will be among the PHAs eligible to apply when HUD releases the final rules. |
| Priority 2: Provide affordable and accessible housing to persons with special needs including the homeless, persons | 2. Support City/County goals to end homelessness, house families fleeing | <ul style="list-style-type: none"> • Continue admissions preferences for homeless persons receiving case management support and for victims of domestic violence. • Continue active participation on Asheville-Buncombe Homeless Initiative Advisory Committee to | <ul style="list-style-type: none"> • Since 2010, we have housed more than 1,500 individuals and families experiencing homelessness, including survivors of domestic violence, across all of our programs. • The CEO serves as a member of the Homeless Initiative Advisory |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
|--|--|---|---|
| with criminal records, the frail elderly, persons with mental illness and people with disabilities (including intellectual and developmental disabilities), and victims of domestic violence, and help people succeed through support services coordinated with housing development. | domestic violence, and people with disabilities. | <p>collaborate with City and other agencies seeking to end chronic and veterans homelessness and to reduce all forms of homelessness.</p> <ul style="list-style-type: none"> • Include some housing for the chronically homeless in all existing properties and new development activities. • Provide project-based vouchers to private developers specifically for housing designed to reduce and help eliminate chronic and veterans' homelessness. • Collaborate with partner agencies in the community to expand case management resources designed to help the formerly homeless retain permanent housing. • Continue to be open and accessible to people with disabilities; based on March 2015 resident data, 44% of Asheville Housing families include at least one member with a disability. | <p>Committee and staff assist with participation in subcommittees.</p> <ul style="list-style-type: none"> • Housing for people experiencing chronic homelessness is planned in the new Lee Walker development and will be included in in any project-based voucher developments that advance this year. • We have collaborated with Homeward Bound and Buncombe County to convert Woodfin Apartments to apartments for hard-to-house homeless individuals in our community, with near 100% retention success. We are currently exploring ways to expand that resource with project based voucher units in other properties. • We continue to welcome people with disabilities. As of June 2019, 46% of all households included a disabled head of household, co-head, or spouse. |
| Priority 3: Coordinate housing development with | 3. Work with residents to enhance their | <ul style="list-style-type: none"> • See Lee Walker Heights redevelopment and expansion proposal in Goal 1, above, which is | <ul style="list-style-type: none"> • The new development at Lee Walker Heights will be on three bus lines and within walking distance of |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
|---|--|---|---|
| <p>transportation, jobs and services and make efficient use of available land and infrastructure.</p> <ul style="list-style-type: none"> • Prioritize higher density construction near employment centers, within walking distance of employment, schools and services, and near transit stops. • Prioritize mixed use development that includes housing for low-income households. | <p>quality of life, resilience and self-sufficiency, particularly in the areas of education, employment, and health.</p> | <p>planned to be a dense development within walking distance of two major employment centers and near transit stops.</p> <ul style="list-style-type: none"> • Continue to support job training opportunities for Asheville Housing residents through the Edington Education and Career Center, owned by Asheville Housing and operated in collaboration with Green Opportunities and other community supportive service partners. • Collaborate closely with Residents Council to support resident initiatives and grant funding applications, hire residents whenever possible for part- and full-time jobs, and find real solutions to child care and transportation challenges to seeking education and employment. • Reduce or eliminate barriers to resident motivation and encourage the earliest possible participation of children in Head Start and other educational opportunities. • Develop written partnership criteria and continue to build strong | <p>Downtown Asheville and the Mission Hospital complex.</p> <ul style="list-style-type: none"> • The Edington Center is fully operational including a new gym floor funded by the County for athletic and community gathering space. Green Opportunities continues to expand its job training and placement programs. We are collaborating with GO's new YouthBuild program to build two affordable housing units, and construction is underway. • Collaboration with the Residents Council includes a contract for unit cleanout and furniture pickup in three developments, the My Community Matters summer youth education program, and ongoing discussions about Asheville Housing needs and priorities. • Community collaboration in Deaverview and with Johnston Elementary School has resulted in an expanded Head Start class at that location and expanded outreach to the community. |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
|--|--|---|--|
| | | <p>relationships with education, training and employment programs like Green Opportunities, Asheville GreenWorks, Community Action Opportunities, and Children First/Communities in Schools.</p> | <ul style="list-style-type: none"> In 2016 and 2017, Asheville Housing expanded its Family Self Sufficiency and resident services staffing from two staff to six, and enrollment has grown from approximately 70 participants to 256 as of September 2019. 28 FSS participants have graduated since January 2017. |
| <p>Priority 4: Promote homeownership for low-income households.</p> <ul style="list-style-type: none"> Prioritize permanent affordability of ownership housing. Support programs that prepare people for homeownership, including in-depth financial education and home maintenance. | <p>4. Promote homeownership for Asheville Housing residents and voucher participants, in collaboration with the City and other agencies.</p> | <ul style="list-style-type: none"> Now that Asheville Housing RAD residents are part of the Housing Choice Voucher program, they are on track to participate, if they choose to do so, in the HCV homeownership program, under which the voucher can be used to help pay a mortgage. We will market that program in conjunction with the Family Self-Sufficiency Program to encourage education, employment, and credit enhancement activities that will be needed for those who have a goal of homeownership. Continue to coordinate Asheville Housing's HCV homeownership program with other established agencies like MHO and OnTrack. | <ul style="list-style-type: none"> Resident services staff are focusing on preparing residents for homeownership. As of September 2019, 59 former renters were participating as homeowners in the program and 82 other families have applied or are otherwise in the process of preparing for homeownership. Of those 82 families, 22 had completed the OnTrack Homebuyer Education course, 17 had met all preliminary eligibility requirements and 3 were under contract to purchase a home. |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
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| <ul style="list-style-type: none"> Encourage development of condominiums. | | <ul style="list-style-type: none"> Continue to market and promote homeownership opportunities at Eastview Homes, converted to condos in the 1990s. | <ul style="list-style-type: none"> Five new homeowners have purchased condominiums at Eastview Homes since 2015. |
| <p>Priority 5: Incorporate sustainability into housing and community design.</p> <ul style="list-style-type: none"> Prioritize energy-efficient and “green” building techniques. Incorporate alternative energy production into new housing development. Incorporate food production into affordable housing development. | <p>5. Continue as an environmental and conservation leader among housing authorities and in the affordable housing industry generally.</p> | <ul style="list-style-type: none"> Use RAD flexibility and replacement reserve resources to continually improve energy efficiency of our properties, including water conservation measures. Maintain accreditation through the SPI-HUD Green Organization Accreditation Program or similar external accreditation or verification process in the future, by using and expanding best practices in environmental sustainability. Implement externally monitored construction standards in all new development activities. Work with community partners to develop alternative energy production at the Edington Center and Altamont Apartments, along with other opportunities that may arise. Continue to offer garden space and other food related opportunities in Asheville Housing developments. | <ul style="list-style-type: none"> Green building and energy efficiency improvements since 2015 have included the following: <ul style="list-style-type: none"> New Energy Star refrigerators in Deaverview New ranges with efficient electronic ignition systems in Deaverview and Pisgah View New vent fans to improve indoor air quality in Deaverview and Pisgah View New high efficiency laundry equipment in Altamont, Aston, Bartlett and Asheville Terrace New energy efficient backup generators at Bartlett and Altamont. High efficiency LED and CFL porch and interior lighting fixtures at Deaverview and Pisgah View, and Southside |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
|--|---|---|--|
| | | | <ul style="list-style-type: none"> ○ Water efficiency upgrades at Klondyke, Lee Walker Heights and the scattered site units ○ High efficiency HVAC and gas water heater replacements at the Hillcrest community building ○ Energy saving thermostats at Klondyke and the scattered sites ○ A new high efficiency steam boiler heating system and high efficiency hot water heaters at Altamont |
| <p>Priority 6: Target low wealth neighborhoods for improvements that will improve housing conditions and create stronger communities.</p> <ul style="list-style-type: none"> ● Collaborate with HACA on large scale investments transforming public housing | <p>6. Reduce concentration of poverty and criminal activity in Asheville Housing communities.</p> | <ul style="list-style-type: none"> ● See Goal 1 above about redevelopment of Lee Walker Heights. Ideally this critical redevelopment project will serve as a model for future work in other older Asheville Housing communities. ● Continue collaboration with Asheville Police Department using community policing to reduce crime and improve safety in Asheville Housing communities. ● Facilitate dialogue between residents and APD to improve strained relationships, including potential joint training about racial equity, conflict | <ul style="list-style-type: none"> ● See progress updates regarding Lee Walker Heights, above. ● Continued our contract with APD to partially fund the APD Housing Team for community policing and law enforcement activities in our communities. ● Staff are participating with residents, APD officers and other community organizations in the Racial Equity Institute trainings. |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
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| | | resolution, and looking at the school resource officer model. | |
| <p>Priority 7 (Buncombe County): Preserve existing housing and focus preservation efforts to make both rental and ownership housing affordable and preserve long term affordability of rental housing.</p> | <p>7. Preserve existing Asheville Housing communities and apartments.</p> <p>8. Expand the number and utilization of Housing Choice Vouchers</p> | <ul style="list-style-type: none"> • Utilize RAD replacement reserve authority to preserve existing housing stock and improve marketability of units by adding air conditioning or energy efficient heat pumps when sufficient resources have been accumulated. • Use RAD flexibility to improve the quality of equipment we install and maintenance services we provide to residents to improve customer satisfaction. • Apply for additional HCVs whenever possible. • Apply for and obtain renewal of Asheville Terrace HAP Contract. Evaluate potential conversion to tenant- or project-based Housing Choice Vouchers that would be administered locally in 2016. | <ul style="list-style-type: none"> • We have completed stabilization of the RAD conversion and made a number of investments to preserve the existing housing stock (see Goal 5, above). • We budgeted for five new preventive maintenance positions and filled those positions in the last 12 months to begin an increased focus on preventive maintenance • We requested and received additional VASH and Tenant Protection Vouchers in 2016, along with Mainstream Vouchers in 2018, and have completed our conversion to RAD PBV. We have increased our total allocation of Housing Choice Vouchers from 1,581 in 2014 to 3,358 in 2019. • Based on the tight rental market, we requested and received approval for a Success Rate Payment Standard to enhance HCV participants competitiveness in the private market. |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
|--|---|---|---|
| | | | <ul style="list-style-type: none"> • Renewed the Asheville Terrace HAP Contract in 2018 for three years. • Issued tax exempt bonds to assist with the preservation of affordable housing at Spruce Hill and Ledgewood Village, and are currently working with a developer on bond authority to preserve Arrowhead Apartments. |
| | <p>9. Provide excellent customer service to motivate and empower residents.</p> | <ul style="list-style-type: none"> • To enhance customer service, develop a list of core values that all employees embrace and strive to exemplify, including the following: <ul style="list-style-type: none"> ○ Respect, Equity Compassion, Openness, Integrity, Fairness, and Patience • Identify effective customer service training programs, including supportive housing models, and implement them. • Work hard to eliminate an “us vs. them” culture with residents. • Acknowledge that respect means more than just “treat with respect.” • Treat our internal customers (co-workers) with the same integrity and fairness as external customers, to | <ul style="list-style-type: none"> • Implemented and posted the core values in all development offices. • Completed an onsite CSH supportive housing training for all site managers, in conjunction with Homeward Bound. • Working at all levels to reduce “us vs. them” and build a culture of true respect between residents and Asheville Housing staff and community partners. |

| Consolidated Plan Priorities (in ranked order) | 2015-19 Asheville Housing Goals | 2015-19 Asheville Housing Objectives | Progress Meeting Goals and Objectives through 2019 |
|--|---|---|---|
| | | ensure that Asheville Housing is an enjoyable place to work. | |
| | 10. Communicate clearly with the community about Asheville Housing’s mission, goals and achievements. | <ul style="list-style-type: none"> • Re-brand with a clear community statement that “Asheville Housing works.” The intent being three-fold: (1) Asheville Housing staff work hard to maintain and enhance our communities as part of the social fabric of our community; (2) Asheville Housing residents work hard to improve their lives and achieve resilience and self-reliance to the greatest extent possible; and (3) the affordable housing resource that Asheville Housing provides is fundamentally a model that works. • Celebrate the 75th anniversary of our organization. • Reinstate a quarterly resident newsletter in a new format. • Maintain HUD High Performer designation in all programs. | <ul style="list-style-type: none"> • Adopted a new logo and brand. • Building capacity to help residents achieve self-reliance with expanded FSS and resident services staff. • Celebrated the 75th Anniversary in 2015. • We achieved High Performer status in four of the last five years. |

Attachment 3 – Resident Advisory Board Comments

David Nash, ED, and Tara Irby, Assistant to the ED met with the Resident Advisory Board (RAB) on September 17, 2019, as part of a regular meeting of the Residents Council of Asheville Housing Authority. The following comments were provided by the Council, and our responses are included:

1. The Residents Council has been using an authority-owned van for the last few years and would like to obtain the title to the van going forward. It is used, along with another one purchased by the Council, to transport residents to various events and is an important connection point. We agreed to check the value to see if we can now donate the van, and to look at other potentially excess vehicles in the process that might be assigned for use by resident leaders in various Asheville Housing communities.
2. The Residents Council requested more easily accessible use by residents of the community rooms in various developments (Hillcrest, Pisgah View, Deaverview, and Klondyke) for family and community events, which may have been restricted based on insurance concerns and alcohol use at one event several years ago. We agreed to check into the insurance concerns and to see if our current community use policy needs to be updated.
3. The Residents Council expressed concerns about the heightened level of policing in some developments including a recent closure of the entrance to Klondyke Homes as a result of a police investigation. The commenter requested more of a focus on community policing and less intensive law enforcement. There is a concern that we are wasting money on police and cameras to no real effect. We explained that recent gunfire in Klondyke had led to the heightened police presence, but that we would continue to work with APD on achieving a balance between community outreach and law enforcement.
4. The Resident Council requested expanded use of space in the Edington Center for their programs, if other partners in the building begin to scale back their operations. We agreed to consider that request, along with other partnership opportunities, if there are future changes at the Center.

Elements of PHA Plan Challenged: None

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

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

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 01/2020 , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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 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.
5. The PHA certifies that it will carry out the Plan 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work 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.
7. For PHA Plans 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 a site-based waiting list 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 a waiting list is consistent with affirmatively furthering fair housing;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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).

Housing Authority of the City of Asheville
PHA Name

NC007
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

5-Year PHA Plan for Fiscal Years 2020 - 2025

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

Cassandra Wells

Title

Board Chair

Signature

Cassandra Wells

Date

11/13/2019

**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, Paul D'Angelo, the Community Development Director
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 Asheville
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 Asheville
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 goals and objectives link directly to specific goals of the Consolidated Plan and AI, and demonstrate Asheville Housing Authority's actions, in collaboration with the City and County, to help accomplish those critical priorities. We appreciate Asheville Housing's efforts to serve residents in need and to help meet important affordable housing goals in our community.

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 |
| Paul D'Angelo | Community Development Director |
| Signature | Date |
|  | 10.25.2019 |