

Streamlined Annual PHA Plan (HCV Only 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-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.																																						
A.1	<p>PHA Name: _____ ECONOMIC IMPROVEMENT COUNCIL, INC. _____ PHA Code: _NC145 _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _07/2020 _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _1595 _____ 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 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

HOUSING NEEDS

Administrative Plan-Admissions

EIC, Inc. has partnered with the North Eastern Homeless Coalition and will make up to 50 housing vouchers annually available for homeless families referred through the NEHC (non-waiting list admissions) with a VI-SPDAT score of 4 or more where family meets all other program eligibility requirements.

DE CONCENTRATION POLICY

It is the policy of the Economic Improvement Council, Inc. to encourage the deconcentrating of poverty. The Housing Choice Voucher program is designed to allow participants to make residential location decisions. To further these goals, current residents moving or those receiving a voucher will be encouraged to seek housing outside of poverty areas and neighborhoods. The information will be provided at tenant briefings and in writing (family handbook). Portability is also discussed in briefing materials (family handbook). The advantages will be highlighted and encouraged.

RENT DETERMINATION

Payment standards changed effective January 1, 2020, see table attached. All 1 BR Payment standards were increased to 110% of the FMR Dare County payment standards were increased to 110% of the FMR for all bedroom sizes.

OPERATION and MANAGEMENT

All operations and management processes have been modified to insure the safety and security for both PHA staff, applicants, participants, and owners during the COVID 19 Pandemic and any future epidemics.

Administrative Plan-Briefings

Tenant Briefings and Voucher issuance are done by mail, e-mail, and telephone. The briefing packet is mailed to each applicant/participant when the housing voucher is issued. The briefing packet contains all HUD required materials. A referral to persons who may assist with questions is included if additional explanations are needed.

Administrative Plan- Annual Recertification

Process has been updated to include alternative methods of recertification due to COVID 19. Recertification will be done by mail, e-mail and telephone processes. No face to face appointments will be scheduled in 2020.

Administrative Plan-Annual HQS Inspections

HQS inspection methods have been revised. HQS will be performed Biennially rather than annually. During the year actual physical inspection does not occur (beginning 4-1-2020) a telephone inspection process will be utilized with the occupant family. Both tenant and owner/manager will self-certify the home meets HUD Housing Quality Standards.

INFORMAL REVIEW and HEARING PROCEDURES

All informal reviews and hearings will be done utilizing over the phone communication, three way calls, written documentation and e-mails. Flexibility will be adapted to accommodate any difficulties in obtaining documents, etc. due to COVID-19 or any future epidemics.

SUBSTANTIAL DEVIATION- Substantial deviation as defined for the purposes of this PHA plan is a significant change in operations that affect a large or majority percentage of applicants and participants.

<p>B.2</p>	<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 <input 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>B.3</p>	<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 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.4</p>	<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>B.5</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>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>Goal 1 Manage Financial Resources to maximize assistance- Progress: 100% of the Budget Authority was utilized to assist families in the 10 county areas. Proper payments are monitored through utilizing HUD income verification tools.</p> <p>Goal 2- Improve the quality of housing by education to families- Progress: In depth education to families continues. Emphasis is also placed on the tenant’s role in helping to maintain a healthy home by property reporting repair deficiencies. Information on pest control and housekeeping is provided. Families with HQS borderline homes are identified. Where the family causes the home to be borderline, education materials are provided on housekeeping. Where the home is considered to meet minimal standards, counseling with the family is done to review housing options. HUD booklets “A Good Place to Live and pamphlets from the EPA on Mold and Moisture in your home are provided.</p> <p>Goal 3 – Expand Referrals to Community Resources Progress: Families are advised information on NC community resources are available utilizing the NC 211 information system. Referrals to local CSBG programs, Housing Counseling programs, Northeastern Homeless Coalition, Head Start, Early Head Start, River City C.D.C. Rapid Rehousing program are ongoing.</p> <p>Goal 4- Move Families to Self Sufficiency- Progress: Two families have become self-sufficient. Enrollment in our FSS program has been maintained at 65 with 40% earning an escrow.</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 type="checkbox"/> <input checked="" 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>

JAN 1, 2020 FAIR MARKET RENTS AND PAYMENT STANDARDS

1 BR 2BR 3BR 4BR

CAMDEN

<i>Jan-20</i>	<i>FMR</i>	865	1073	1342	1454
	<i>PS</i>	921	1082	1344	1368

CHOWAN

<i>Jan-20</i>	<i>FMR</i>	633	786	979	1380
	<i>PS</i>	696	786	979	1380

CURRITUCK

<i>Jan-20</i>	<i>FMR</i>	990	1136	1603	1994
	<i>PS</i>	1053			

DARE

<i>Jan-20</i>	<i>FMR</i>	790	937	1333	1555
	<i>PS</i>	869	1030	1466	1710

GATES

<i>Jan-20</i>	<i>FMR</i>	588	697	1005	1221
	<i>PS</i>	646	697	1005	1074

HYDE

<i>Jan-20</i>	<i>FMR</i>	663	818	1025	1301
	<i>PS</i>	729	899	1081	1301

PASQUOTANK

<i>Jan-20</i>	<i>FMR</i>	598	788	1137	1237
	<i>PS</i>	657	866	1147	1274

PERQUIMANS

<i>Jan-20</i>	<i>FMR</i>	661	820	1022	1304
	<i>PS</i>	727	866	1022	1304

TYRRELL

<i>Jan-20</i>	<i>FMR</i>	546	678	978	1079
	<i>PS</i>	600	713	978	1079

WASHINGTON

Jan-20	FMR	509	671	968	1178
	PS	559	738	968	1178