

<b>Streamlined Annual PHA Plan</b> <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.																																			
A.1	<p>PHA Name: _____ ECONOMIC IMPROVEMENT COUNCIL, INC. _____ PHA Code: _NC145 _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _07/2021 _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) _1595 _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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"/> <b>PHA Consortia:</b> (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>B.</b>	<b>Annual Plan.</b>
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"/> X 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 checked="" 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> <p><b>RENT DETERMINATION</b>  Payment standards changed effective March 1, 2021. (See Table attached).</p> <p>All 1 BR Payment standards were increased to 110% of the HUD published FMR in Camden, Chowan, Currituck, Dare, Gates, Hyde, Pasquotank, Perquimans, Tyrrell and Washington counties</p> <p>.  In Currituck, Pasquotank, Perquimans, Tyrrell and Washington County, 110% of the HUD published FMR was used to set the 2 bedroom payment standards.</p> <p>.  Dare, Gates, and Hydes County payment standards were increased to 110% of the FMR for all bedroom sizes.</p>
B.2	<p><b>New Activities</b></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 type="checkbox"/> <input checked="" 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>
B.3	<p><b>Most Recent Fiscal Year Audit.</b></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><b>Civil Rights Certification</b></p> <p><a href="#">Form HUD-50077</a>, <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>
B.5	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>B.6</b></p>	<p><b>Progress Report.</b></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: 95% of the Budget Authority was utilized to assist families in the 10 county areas. Proper payments are monitored through utilizing HUD income verification tools. HUD 2 year tool is utilized to manage resources and leasing effectively.</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 border line, 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.  Landlord outreach to local realtors is ongoing.</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 Community Development Corp through their Rapid Rehousing program are ongoing.</p> <p>Goal 4- Move Families to Self Sufficiency-  Progress: Enrollment in our FSS program has been maintained at 65 with 30 families (46%) earning an escrow.</p>
	<p><b>Resident Advisory Board (RAB) Comments.</b></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>

## 2021 FMR &amp; Payment Standards

1 BR

2BR

3BR

4BR

by County

**CAMDEN**

<b>Jan-20</b>	<b>FMR</b>	<b>865</b>	<b>1073</b>	<b>1342</b>	<b>1454</b>
	<b>PS</b>	<b>951</b>	<b>1082</b>	<b>1344</b>	<b>1454</b>
<b>Mar-21</b>	<b>FMR</b>	<b>873.00</b>	<b>1091.00</b>	<b>1357.00</b>	<b>1479.00</b>
<b>110%- 1 BR</b>	<b>PS</b>	<b>960.00</b>	<b>1091.00</b>	<b>1357.00</b>	<b>1479.00</b>

**CHOWAN**

<b>Jan-20</b>	<b>FMR</b>	<b>633</b>	<b>786</b>	<b>979</b>	<b>1380</b>
	<b>PS</b>	<b>696</b>	<b>786</b>	<b>979</b>	<b>1380</b>
<b>Mar-21</b>	<b>FMR</b>	<b>647</b>	<b>808</b>	<b>1005</b>	<b>1399</b>
<b>110% for 1 BR</b>	<b>PS</b>	<b>711</b>	<b>808</b>	<b>1005</b>	<b>1399</b>

**CURRITUCK**

<b>Jan-20</b>	<b>FMR</b>	<b>958</b>	<b>1136</b>	<b>1603</b>	<b>1994</b>
	<b>PS</b>	<b>990</b>	<b>1136</b>	<b>1603</b>	<b>1994</b>
<b>Mar-21</b>	<b>FMR</b>	<b>972</b>	<b>1147</b>	<b>1618</b>	<b>1986</b>
<b>110% for 1 &amp; 2 BR</b>	<b>PS</b>	<b>1069</b>	<b>1261</b>	<b>1618</b>	<b>1986</b>

**DARE**

<b>Jan-20</b>	<b>FMR</b>	<b>790</b>	<b>937</b>	<b>1333</b>	<b>1555</b>
<b>110% across all BR sizes</b>	<b>PS</b>	<b>869</b>	<b>1030</b>	<b>1466</b>	<b>1710</b>
<b>Mar-21</b>	<b>FRM</b>	<b>852</b>	<b>976</b>	<b>1347</b>	<b>1594</b>
<b>110% across all BR sizes</b>	<b>PS</b>	<b>937</b>	<b>1073</b>	<b>1481</b>	<b>1753</b>

**GATES**

<b>2020 PS</b>	<b>PS</b>	<b>646</b>	<b>697</b>	<b>1005</b>	<b>1221</b>
<b>Mar-21</b>	<b>FMR</b>	<b>630</b>	<b>743</b>	<b>971</b>	<b>1286</b>
<b>110% across all BR sizes</b>	<b>PS</b>	<b>693</b>	<b>817</b>	<b>1068</b>	<b>1414</b>

**HYDE**

<b>Jan-20</b>	<b>PS</b>	<b>729</b>	<b>899</b>	<b>1081</b>	<b>1301</b>
<b>** March 21</b>	<b>FMR</b>	<b>597</b>	<b>737</b>	<b>923</b>	<b>1171</b>
<b>110% Across all BR sizes</b>	<b>PS</b>	<b>656</b>	<b>810</b>	<b>1015</b>	<b>1288</b>

**PASQUOTANK**

<b>Jan-20</b>	<b>FMR</b>	<b>598</b>	<b>788</b>	<b>1137</b>	<b>1237</b>
	<b>PS</b>	<b>657</b>	<b>866</b>	<b>1147</b>	<b>1274</b>
<b>Mar-21</b>	<b>FMR</b>	<b>625</b>	<b>824</b>	<b>1179</b>	<b>1290</b>
<b>110% 1&amp;2 BR</b>		<b>687</b>	<b>906</b>	<b>1179</b>	<b>1290</b>

**PERQUIMANS**

<b>Jan-20</b>	<b>FMR</b>	<b>661</b>	<b>820</b>	<b>1022</b>	<b>1304</b>
	<b>PS</b>	<b>727</b>	<b>866</b>	<b>1022</b>	<b>1304</b>
<b>Mar-21</b>	<b>FMR</b>	<b>660</b>	<b>825</b>	<b>1049</b>	<b>1323</b>
<b>110% 1 &amp; 2 BR</b>		<b>726</b>	<b>907</b>	<b>1049</b>	<b>1323</b>

**TYRRELL**

<b>Jan-20</b>	<b>FMR</b>	<b>546</b>	<b>678</b>	<b>978</b>	<b>1079</b>
	<b>PS</b>	<b>600</b>	<b>745</b>	<b>978</b>	<b>1079</b>
<b>Mar-21</b>	<b>FMR</b>	<b>588</b>	<b>735</b>	<b>1016</b>	<b>1179</b>
<b>110% 1&amp;2 BR</b>	<b>PS</b>	<b>646</b>	<b>808</b>	<b>1016</b>	<b>1179</b>

**WASHINGTON**

	<b>Jan-20 FMR</b>	<b>509</b>	<b>671</b>	<b>968</b>	<b>1178</b>
	<b>PS</b>	<b>559</b>	<b>738</b>	<b>1064</b>	<b>1295</b>
	<b>21-Mar FMR</b>	<b>555</b>	<b>693</b>	<b>992</b>	<b>1200</b>
<b>110% for 1 &amp; 2 BR</b>	<b>PS</b>	<b>610</b>	<b>762</b>	<b>992</b>	<b>1200</b>

\*\* Note HUD FMR decreased;  
we adopted 110% across all bedroom sizes  
due to FMR reduction  
All 5 BR & Above will be at  
100% of FMR