

Attachment nc081a01:

PHA Plan Elements:

B.1 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Yes.

Mixed Finance Modernization or Development:

The Asheboro Housing Authority (AHA) along with AHA's non-profit affiliates, intend to redevelop/develop vacant property for housing use. The vision for this effort includes a multi-phased, mixed-income and potentially mixed-use multifamily housing and supporting facilities available to families of all income levels. As projects and concepts are developed and proposals are received and evaluated the development process will move forward. AHA will continue to concentrate on other efforts that benefit AHA and affiliates directly in the continued evaluation of their development sites including but not limited to the following:

- AHA's 10-acre site on Morgan Avenue which currently houses 15 public housing units.
- A non-profit affiliate's one-acre downtown City of Asheboro site on Church & Hill Streets has the potential to be a mixed-use development including commercial and/or residential uses. In addition, adjacent property on Hill Street could be available to add to the property's development potential.
- Property owned by an affiliate and adjacent to CASPN Homes has potential for development and could be evaluated.
- Begin an independent search for available development property in the City of Asheboro and Randolph County.
- Other potential development may present themselves and if viable for development may be pursued.

Demolition and/or Disposition:

During the ongoing process to rehabilitate or establish new affordable housing AHA may determine that the cost of necessary modification and/or rehabilitation to a project is not cost effective and may need to consider unit demolition or disposition. Likewise, during the recently issued RFQ and the negotiations with a developer there was consideration of property currently occupied by public housing to be demolished or disposed to make way for new affordable housing. The need to implement demolition or disposition is not apparent currently but if it does AHA will follow appropriate HUD guidance and procedures.

Conversion of Public Housing to Tenant Based Assistance & Project-Based Assistance under RAD:

The AHA has considered a conversion or repositioning the public housing units to Tenant Based Assistance, preferably PBRA under RAD or one of the many HUD offered options. During 2025-26 the AHA Board and staff have continued to review opportunities, and it is anticipated this will continue into 2027-28 including but not limited to the following:

- RAD training and conferences and calculation of rents relative to RAD and repositioning.
- Meeting and communicating with housing professionals/developers as opportunities become available.
- Review of capital improvements to dwelling and non-dwelling property, potential development activities and other needed engineering/architectural projects.

In general, RAD/repositioning appears not to be financially beneficial to AHA for tenant-based voucher conversion; however, HUD continues to modify the requirements to create new opportunities and options that could make conversion more attractive. AHA will continue to consider options and opportunities that are in our best interests, our residents and properties.

Project Based Vouchers (PBV):

PBVs are consistent with AHA's Plan because it meets AHA's mission and goals including:

- Expand the supply of affordable housing, and
- Provide safe, decent and affordable housing.

In the past AHA provided notice to the HUD field office with the intent of its intent to issue Request for Proposals (RFPs) to project-base vouchers. AHA will continue using PBVs as an option to expand the local affordable housing inventory in 2027-28.

AHA currently participates in PBV projects including the following:

- Project Base Voucher location at Randleman School Commons in Randleman, NC with 30 units for disable and/or elderly (62 & over) families. Constructed in 2004 the original Project Based Voucher HAP contract was approved 11/1/2006 for a term of 10 years and then in November 2016 the HAP contract was renewed for another five years. AHA renew this PBV HAP contract again for a ten-year term beginning November 2021.

In early 2025 AHA was advised the owner of Randleman Commons Apartments, LLC, had entered into a purchase and sale agreement with another entity. The apartment complex itself will remain under the same name, and the income restrictions will also continue with the project. AHA has contacted HUD Greensboro regarding the proposed property transfer regarding any required HUD due diligence and necessary documentation to ensure compliance with regulations so closing could take place.

- Burlington Housing Authority (BHA) continues to convert its Public Housing portfolio under a RAD/Section 18 combo. The RAD units will be Project Based Rental Assistance (PBRA), but the Section 18 units (71 total units) will be Project Based Vouchers. BHA does not have a Voucher Program and therefore is unable to administer the PBV units. AHA and BHA entered into an Intergovernmental Agreement to administer Project Based Vouchers. In late-2026-27 the renovation of the 71 units are expected to be completed..

Units with Approved Vacancies for Modernization:

AHA has at times approved modernization vacancies due to pest infestation. In addition, as the Physical Needs Assessment (PNA) recommendations are implemented, and when and if RAD/Repositioning activities begin to move forward there may be a need to request approved

vacancies depending on the level of unit improvements. In addition, AHA may require units be placed offline due to a variety of reasons including but not limited to:

- Undergoing Modernization (not under construction),
- Undergoing Modernization (Contract awarded),
- Casualty loss
- To complete treatment for pests including but not limited to bed bugs and roaches. These actions are due to extermination protocols to prepare units for marketing and occupancy.

Continue to maintain 50 units designated for elderly families through 2027:

In 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021 and again in 2023, 50 public housing units were designated for elderly families. AHA plans to request an additional 2-year extension for 50 units designated for elderly families. In August 2025 AHA requested HUD for another two-year extension Elderly Designation Plan (EDP) for 2026-27. The EDP was approved in December 2025.

Closing the Public Housing & HCV Waiting Lists:

Due to the current high number of applicants on the Public Housing & HCV Waiting lists the lists were closed effective 12/31/24. The HCV list continues to be purged periodically as does the the public housing waiting list. In addition, the increase in housing rents continues to reduce funds available for new HCV units availability. The public housing waiting list remains closed and may be reopened in early 2027.

Capital Fund Improvements: Form HUD 50075.2 was submitted to HUD in August 2025 and the 2026-30 CFP five-year plan was submitted on 6/12/2026.

Capital Fund Grant Projects:

Non-Dwelling Facilities Capital Projects: In recent years, AHA has renovated and improved several non-dwelling properties with capital funds including:

- Renovated Tenant Services Building to support Family Self-Sufficiency, ROSS and Community Programs,
- AHA completed the renovation project for the Maintenance & Cabinet Shops to include a drop ceiling, renovated bathrooms & shower, expanded exterior lighting, improved work areas, new vehicle life and climate control, among other improvements. Improvements were completed in the fall of 2025.
- AHA developed plans and specifications for the renovation of Public Housing units using Capital Fund Program funding. A preliminary review of renovation priorities was given to kitchen renovations including replacing cabinets and counter tops, new faucets, range hoods and plumbing. Design and bidding were scheduled for late 2025 and early 2026. The bid opening took place in February 2026 early 2026 and the project was awarded with construction to begin in summer 2026. 106 public housing units will be included in the renovation project.

Review for Renovation of Public Housing Units: AHA staff continues planning potential Capital Fund Program projects for the renovation of public housing units including but not limited to the following:

- HVAC Upgrade:
 - Replace PTAC units and/or replace them with new mini-splits or heat pumps
- Gutters and Gutter Guards:
 - Install Gutter guards only
 - Install Gutters and gutter guards
- Electrical:
 - Outlet and light fixture replacement
- Security Cameras:
 - New security cameras at multiple sites
 - There are camera systems that you can lease per year in selected neighborhoods. Unfortunately, the price of these systems may not be reasonable in long term.

Physical Needs Assessment: AHA continues to update its Physical Needs Assessment (PNA) for all public housing units with consideration for improvements relative to the RAD/repositioning of public housing. AHA had developing budget projections that include improvements to the units to complement the repositioning with modernization/upgrades. These improvements could include but are not limited to new appliances, kitchen cabinets/counters, new fire & carbon monoxide detectors and new exhaust fans to remove elevated levels of mold in housing units and bathroom renovations. Also, AHA will consider electrical, lighting modernization and flooring, among others. AHA will continue to review & update the PNA recommendations through 2026 and 2027.

Other Housing Related Projects:

Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinator Program: AHA received the first three-year Resident Opportunity & Self-Sufficiency Service Coordinator (ROSS-SC) grant in January 2022 in the amount of a \$245,850. Funded by HUD the ROSS-SC grant program is designed to assist residents of Public Housing families make progress towards economic and housing self-sufficiency by removing the educational, professional and health barriers they face. The program is ongoing and in June 2025 a second three-year ROSS-SC grant totaling \$236,935 was awarded and began in June 2025 and is ongoing. This will complement AHA's current HCV FSS program that has been ongoing for many years.

Housing Choice Voucher Family Self-Sufficiency Coordinator Program: AHA's One-year HCV FSS grant program ended in December 2025 and new grant was awarded for 2026 in the amount of \$105,250. Funded by HUD the HCV FSS Coordinator grant program is designed to assist residents of HCV families make progress towards economic and housing self-sufficiency by removing the educational, professional and health barriers they face. AHA plans to continue the program and has reapplied for renewal of the HCV FSS Coordinator grant program for 2027.

- (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.***
- (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.***

The AHA has determined that project-basing some of its housing vouchers (not to exceed 20% of the inventory) is in the community's interest. This effort is an appropriate option because it will deconcentrate poverty and expand housing and economic opportunities. The specifics of what the Housing Authority is seeking will be contained in an advertisement published in the manner prescribed by HUD that varies depending upon whether the units to be brought into the program are new construction, rehabilitated, or existing units. The actual selection of the units to be project-based shall also be in full accordance with HUD requirements.

AHA also intends to use the PBV program as permitted under Notice PIH 2020-21:

- Projected number of PBV units totals 80 including the Randleman School Commons in Randleman, NC currently under PBV contract with 30 units for disabled and/or elderly (62 or older) families which were extended for 10-years in 11/2021.
- Consistency with the PHA Plan: Project Based Vouchers are an alternative for these or other developments and AHA, using HUD's regulations and process, consider PBVs a viable option to pursue our mission and goals to 1) expand the supply of affordable housing and 2) provision of safe, decent and affordable housing.

(d) The PHA must submit its Deconcentration Policy for Field Office Review.

HCV Administrative Plan:

5.3 SELECTION FROM THE WAITING LIST

Based on the preferences, all families in preference A will be offered housing before any families unless preference C is in effect. The date and time of application will be utilized to determine the sequence of choosing an applicant within the above preferences-

Notwithstanding the above, if necessary to meet the statutory requirement that 75% of newly admitted families in any fiscal year be extremely low-income (unless a different target is agreed to by HUD), the AHA retains the right to skip higher income families on the waiting to reach extremely low-income families. This measure will only be taken if it appears the goal will not otherwise be met. To ensure this goal is met, the Housing Authority will monitor incomes of newly admitted families and the income of the families on the waiting list.

If there are not enough extremely low-income families on the waiting list, we will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

ACOP

10.3 SELECTION FROM THE WAITING LIST

The AHA shall follow the statutory requirement that at least 40% of newly admitted families in any fiscal year be families whose annual income is at or below 30% of the area median income. To ensure this requirement is met we shall quarterly monitor the incomes of newly admitted families and the incomes of the families on the waiting list. If it appears that the requirement to house extremely low-income families will not be met, we will skip higher income families on the waiting list to reach extremely low-income families.

If admissions of extremely low-income families to the AHA's voucher program during a fiscal year exceed the 75% minimum targeting requirement for the AHA's voucher program, such excess shall be credited (subject to the limitations in this paragraph) against the AHA's public housing targeting requirement for the same fiscal year.

The fiscal year credit for voucher program admissions that exceeds the minimum voucher program targeting requirement shall not exceed the lower of:

- A. Ten (10) % of public housing waiting list admissions during the AHA fiscal year.
- B. Ten (10) % of waiting list admissions to the AHA's Section 8 tenant-based assistance program during the PHA fiscal year; or
- C. The number of qualifying low-income families who commence occupancy during the fiscal year of AHA public housing units located in census tracts with a poverty rate of thirty (30) % or more. For this purpose, a qualifying low-income family means a low-income family other than an extremely low-income family.

If there are not enough extremely low-income families on the waiting list, we will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

Preferences: Public Housing & HCV Programs

Currently, the public housing and HCV Programs preferences are the residency preference for applicants who live or work in Randolph County. This residency preference will be the only preference to be offered for both the public housing and the HCV programs.