

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

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

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Choanoke Area Development Association of NC, Inc. (CADA)</u> PHA Code: <u>NC139</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</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>Choanoke Area Development Association of NC, Inc. (Administrative Office) PO Box 530 120 Sessoms Drive Rich Square, NC 27869 252-539-4155</p> <p>Choanoke Area Development Association of NC, Inc. Hertford County Community Service Center 105 North Academy Street, Building B Ahoskie, NC 27910 252-332-2692</p> <p>Choanoke Area Development Association of NC, Inc. Bertie County Community Service Center 103 East Granville Street Windsor, NC 27893 252-794-3107</p> <p>WEBSITE: <u>www.nccada.org</u></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA: N/A</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: N/A																	
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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>CADA’s Mission as presented in the agency’s Strategic Plan is: CADA, with its many partners, assists disadvantaged citizens to achieve a better quality of life through education, training, and economic development. Within the Strategic Plan are specific goals directly related to the Housing Choice Voucher Program;</p> <ol style="list-style-type: none"> 1. Choanoke Area Development Association will identify and support families to increase the number and rate of families to achieve affordable, safe and decent housing in its service area. 2. Choanoke Area Development Association will identify and streamline relationships with community partners to create more affordable, safe and decent housing units in its service area for people with low incomes. <p>CADA strives to achieve its vision and mission by assisting low income citizens achieve self-sufficiency and a better quality of life. The Housing Choice Voucher Program (HCVP) is vital in the mission statement by providing families with decent, safe and affordable housing. In conjunction with the HCVP families have an opportunity to utilize the Homeownership component of the HCVP. Families have a great chance to eradicate barriers that would otherwise prohibit one from achieving self-sufficiency through various programs internally at CADA or by CADA partners. The program are Homebuyer Education, Financial Literacy Education, Credit Counseling and Community Service Block Grant for Self-Sufficiency Program to name a few.</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>Goals 1 and 2 stated above directly relate to this question. CADA has established outputs/outcomes across the spectrum of housing programs the agency implements from housing repairs, to rental assistance, to homeownership, to foreclosure prevention/modifications, to emergency rental and mortgage assistance. The Strategic Plan speaks to the agency-wide quantifiable goal that covers all CADA housing activities: Performance Outcome Indicator #4 based on need identified is:</p> <p><u>200 of 500 or 40% of individuals will obtain safe and affordable housing.</u></p> <p>Goals/objectives specific to HCVP for 2020-2025 are:</p> <ol style="list-style-type: none"> 1. Increase the number of landlords participating in the program by adding 10 new landlords; 2. Provide 2 Fair Housing workshops each year; 3. Promote Equal Housing Opportunities through workshops for landlords each year; 4. Assist 5 families to become Homeowners; 5. Continue to develop virtual/electronic tools/platforms for providing services; 6. Increase lease-up without triggering a shortfall status; an 7. Continue to work with the identified preference categories to obtain safe/affordable/secure housing option; <ul style="list-style-type: none"> • Domestic Violence • Involuntarily Displaced including disaster victims: • Homelessness: • Displacement of unit/ inaccessibility: • Economic Hardships: <p>All preferences must be verified by third-party documentation</p>					

<p>B.3</p>	<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. In the past 5 years CADA has:</p> <ol style="list-style-type: none"> 1. Partnered with other VAWA service providers for fund raisers and to increase collaboration to support this preference category; 2. Partnered with Disaster Recovery Coalitions to provide housing for eligible disaster applicants; 3. Partnered with County established Board evaluating poverty's impact on housing needs and resources; 4. Implemented an internet-based application process that allows applicants to self-check where they are on the waiting list; 5. Experienced a Shortfall which has been corrected but which created additional lease-up issues that we are gradually resolving. During the shortfall we lost many traditional landlords because we were not providing new vouchers. We have increased marketing to landlords and have had a net of 11 new leases from February-August; this shortfall and the following lease-up issues create a loss in administrative fees that we covered with local, unrestricted funds. 6. Collaborated with other CADA Programs to reach agency's strategic goal to increase the number of families securing standard housing options; 7. Marketed the HCV Homeownership option. 8. Encouraged and supported the development of new affordable multi-family housing units in the Town of Ahoskie 9. Developed and implemented a system to continue safely operating the program and completing re-certs and HQS inspections that protected applicants and staff during COVID emergency.
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. CADA's goal is to provide housing and services to assist child and adult victims of abuse/violence to have safe/secure housing. This is a goal of both the HCVP, Head Start/Early Head Start Program, Youth Programs and JCPC. CADA as a PHA and as an agency is committed to meeting the needs of this population preference. The Housing Choice Voucher Program Director serves on a coalition that works to provide supports and raise awareness of the problem. CADA is affiliated with the Services for Abused Families with Emergency (SAFE) which is a non-profit organization serving those abused in our jurisdiction. CADA receives referral from SAFE and immediately those families are given preferences. Documentation including copies of a police report or verification by an organization that provides services to those abused is required. The need for documentation of need is facilitate by the partnership developed with local law enforcement agencies, DSS's, and organizations such as SAFE. These partnerships expatiate referrals and documentation of need and therefore, services/solutions. Referrals are made to in-house programs such as Head Start/Early Head Start and self-sufficiency programs.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>There were not any Amendments or Modifications since there were not any changes that would affect CADA's mission, vision, goals and objectives and specific policies as presented in the Plan. Each year, CADA reviews/evaluates the agency's Strategic Plan to determine in modifications or amendments are needed. As explained in an earlier section, there are housing goals within the Strategic Plan that directly relate to the HCVP and other housing programs implemented by CADA. The data for each of the housing programs is reviewed independently of other programs and then aggregated.</p> <p>For HCVP, CADA reviewed the data collected each year and determined based on the data collected and a review of the preference categories in relation to the community needs and resources available to impact those needs, that no significant amendment or modification was needed. The agency conducts a community needs assessment each year that provides data for planning. We also ask clients to complete a customer service survey that ask what are the needs in your community and what are your needs to also provide insight for planning. Specifically, because of the number of natural disasters impacting the service area, CADA reviewed the Plan to ensure that we had included in the Plan language that would allow a response to victims of natural disasters. We, also reviewed the preference category VAWA and our process and goals for serving that population, and determined that there was not a need for amendments of modifications for preference categories.</p> <p>While, we have made changes in the way we conduct recertification's and initial inspections due to COVID, we did not classify those as amendments or modifications to the Plan since these new ways to work did not change the mission, goals, objectives of the HCV program. As mentioned in another section, we have increased our use of electronic/virtual communications, and changed our intake system to be customer-driven where the applicants can check the status of their applications. These changes we did not consider Amendments or Modifications because they did not change the mission, goals, and objectives of the program, but were implemented as tools to better serve the residents and to work towards successful implementation of the HCVP.</p> <p>CADA has and is providing PBA to in encourage the development of safe and affordable rental housing. There is no change to this strategy.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Opportunity was offered for comments but none were made.</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> x <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>N/A</p>

B.7	Certification by State or Local Officials. 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. Plan and required Certification Form were submitted to the NC Department of Commerce. On December 2, 2020, we did receive electronic notification of approval and on December 7, 2020 did receive hard copy of approved Certificate of Consistency with State Consolidated Plan. ATTACHED
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