

## TABLE OF CONTENTS

***Greenville Housing Authority  
Board Packet  
January 30, 2023  
Table of Contents***

1. Agenda
2. Minutes
3. Neighborhood Services Report
4. Occupancy Report
5. HCV Summary Report
6. Crime & Activity Report
7. Contract Report
8. Financials
9. Resolution #1472; Resolution approving Audit Services Provider
10. Executive Director's report
11. Board Readings



## **AGENDA**

**GREENVILLE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
MEETING AGENDA  
January 30, 2023  
1103 Broad Street, Greenville, NC  
Multi-Purpose Room  
5:30 pm**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES:  
December 5, 2022 Regular Meeting Minutes**

**PUBLIC ADDRESSES TO THE BOARD – Three (3) Minute Limit**

**ITEMS FOR CONSENT**

Neighborhood Services Report  
Occupancy Report  
HCV Summary Report  
Crime and Activity Report  
Contract Report

**OLD BUSINESS**

None

**NEW BUSINESS**

1. Approval of September, October, and November 2023 Financials
2. Approval of Resolution #1472; Resolution approving Rector, Reeder & Lofton, P.C. as audit services provider for the Housing Authority of the City of Greenville, NC

**CHAIRMAN'S REPORT**

**GREENVILLE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
MEETING AGENDA  
January 30, 2023  
1103 Broad Street, Greenville, NC  
Multi-Purpose Room  
5:30 pm**

**EXECUTIVE DIRECTOR'S REPORT**

**RESIDENT COMMISSIONER'S REPORT**

**COMMITTEE CHAIR'S REPORT**

**COMMISSIONER COMMENTS**

**CITY COUNCIL LIAISON COMMENTS**

**CLOSED SESSION (As needed)**

**ADJOURNMENT**

## **December 5, 2022 Board Meeting Minutes**

**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

The Commissioners of the Housing Authority of the City of Greenville, North Carolina held its regular meeting in the Multipurpose room located at 1103 Broad Street, Greenville, NC at 12:00 pm on December 5, 2022.

Chairperson Greene asked the Clerk to call the roll.

Susan Bailey, Clerk to the Board, called the roll and those present and absent were as follows:

**Attendance**

**Present:**

Gwendolyn Greene, Chairperson  
Luke Stavish, Vice-Chairperson  
Garrett Taylor  
Shirley Williams  
Gary Davis  
Joann Harkley

**Absent:**

Jumail Blount

**Staff Attending:**

Wayman A. Williams, Executive Director/CEO  
Shanetta Moye, Deputy Executive Director/COO  
Zina Ham, Finance Director  
Aisha Holton, Human Resources Manager  
Jan Perry, Senior Property Manager  
Tomeka Edwards, Neighborhood Services Coordinator  
Ben Hines, Senior Accountant  
Susan Bailey, Clerk to the Board

**Absent:**

None

**Also Attending:**

Officer Luiz Nunez, GPD  
Monica Daniels, City Liaison

**Absent:**

None

**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

**Chairperson Greene requested a motion to approve the December 5, 2022 Agenda as presented.**

**MOTION:**

**Approval of the December 5, 2022 Agenda as presented**

**Motion made by Commissioner Taylor**

**Motion seconded by Commissioner Davis**

**Motion carried unanimously**

**Approval of Minutes:**

Chairperson Greene asked if there were any corrections or additions regarding the minutes for the October 31, 2022 Regular Board Meeting.

There being none, Chairperson Greene asked for a motion to approve the October 31, 2022 Regular Board Meeting minutes as presented.

**MOTION:**

**Approval of the October 31, 2022 Regular Board Meeting minutes as presented.**

**Motion made by Vice-Chairperson Stavish**

**Motion seconded by Commissioner Davis**

**Motion carried unanimously**

**PUBLIC ADDRESSES:**

None

Chairperson Greene stated that we would now move on to the Items for Consent.

**ITEMS FOR CONSENT:**

1. Neighborhood Services Report
2. Occupancy Report
3. Housing Choice Voucher Report

**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

4. Crime and Activity Report
5. Contract Report

Chairperson Greene stated the next item on the agenda is the Neighborhood Services Report located behind Tab 3.

Mrs. Tomeka Edwards shared the following information:

- Eighteen people attended the November 19<sup>th</sup> Homebuyer's Education Workshop.
- GHDC partnered with N.C. Housing Coalition and eHome America to provide new opportunities for homebuyers under the NC Office of Resilience and Recovery Division. We are approved to assist residents of Craven, Jones, Edgecombe, and Wayne counties.
- This is the 26<sup>th</sup> year that HACG has participated in the Toys for Tots program. We have received registrations from 286 families with a total of 694 children.

Chairperson Greene asked if there were any questions; there being none, she asked that we move on to the Occupancy report behind tab 4.

Ms. Perry reported the following:

- Since the report was generated, we had 6 lease-ups and 3 move outs.
- We are now 98% leased up.
- According to HUD, we are at 97.5% as of December 1<sup>st</sup>.

Chairperson Greene asked if there were any questions; there being none, she asked that we move on to the Housing Choice Voucher report.

Mrs. Moyer pointed out that on the HCV table, we normally have 711 as our baseline. As of October 1<sup>st</sup>, the new vouchers we were awarded go into effect. If we don't lease those 27 vouchers it will affect our lease-up rate. These are for domestic violence victims, veterans, and the homeless. We went through our current HCV list and tried to find people in that program who would qualify for the new vouchers. We are sending letters out to everyone on the waiting list to see if they now meet any of the preferences so we can update their application. We have pulled from the waiting list for the regular voucher list. We have had a couple of unexpected deaths in UT, Crystal Springs, and Verdura. Our S + C programs are hit-and-miss.

Commissioner Williams asked about criminal background checks for FYI applicants and if preference was given to those on parole.

Mrs. Moyer said she could sit down with the Board and Mr. Williams to see what processes could be relaxed with board approval.



**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

Commissioner Williams discussed a program offered through Pitt County that helps offenders get charges removed. She mentioned hosting a workshop to address these issues with the youth.

Mrs. Moye said if we get them beyond the eligibility process, then we give them a briefing to address all of these issues. With Project ARISE we will have those resources built into their program.

Chairperson Greene asked about the "Second Chance" program.

Commissioner Taylor said he had heard about the program and added that we should collaborate with Trillium on the ARISE project.

Ms. Daniels said it would be wise to speak with Faris Dixon. She said that in certain cases they would forgive crimes.

Commissioner Taylor mentioned a community collaboration where all stakeholders are in one room. He said he would send some dates to Mr. Williams.

Mr. Williams said we are working on putting a group together that would include these people.

Mrs. Moye informed the Board of issues the agency is experiencing with Tenmast. She stated from an operational standpoint, this issue has halted our process, as far as making changes to rent and month-end closeouts. She said the finance team realized they couldn't do closeouts so we could not pay the landlords.

Mr. Hines explained that MRI was in the process of conducting a maintenance update to the system which caused some bugs in the system. It was happening at all housing authorities using Tenmast.

Mrs. Moye said that during the last week the HCV team called all landlords and participants to make them aware of what was going on.

Vice-Chairperson Stavish asked about late fees.

Mrs. Moye said the agency would have to bear the cost of that. We need to address this with Tenmast and tell the landlords that it is not the tenants' fault.

Mrs. Moye explained that the software is very antiquated and there are better products that would make our work easier.

Commissioner Williams asked if we were looking at other companies.



**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

Mrs. Moye said that she is.

Chairperson Greene asked if there were any questions, and there being none, she asked that we move on to the Crime and Activity Report.

Officer Nunez reported the following:

Officers responded to a shots fired alert on Paige Drive and made contact with people standing in the area. They conducted a canvas of the area and found 20 shell casings. Nobody was arrested for this, and nobody was injured. The case is still under investigation.

On November 14<sup>th</sup> police responded to a disturbance in Kearney Park involving a woman and her son who had been banned from HACG property. The woman called officers and her son was arrested and charged with trespassing.

Vice-Chairperson Stavish inquired about the street lighting issues.

Mr. Williams said he spoke with Captain Ivy and another officer about this. He said that Captain Ivy and Percell Harris are going to go out together to identify the light issues.

Chairperson Greene asked that we move to the Contract Report.

Mr. Williams reported that we have gone out for another auditing firm. We are not in a position to make a recommendation as yet. He will bring it to the Board at the appropriate time.

Chairperson Greene asked if we received numerous submittals.

Mr. Williams responded yes.

Chairperson Greene asked if there were any questions; there being none, she asked for a motion to approve the Items for Consent as presented.

**MOTION:**

**Motion to approve the Items for Consent as presented**

**Motion made by Vice-Chairperson Stavish**

**Motion seconded by Commissioner Williams**

**Motion carried unanimously**

**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

**OLD BUSINESS**

None

**NEW BUSINESS**

1. Approval of Resolution #1471; Resolution Adopting the Housing Payment Standard for the Housing Choice Voucher program for the Housing Authority of the City of Greenville, NC

Mrs. Moye presented the background information.

Mr. Williams read the resolution into the minutes.

**RESOLUTION NUMBER 1471**

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF GREENVILLE ADOPTING  
PAYMENT STANDARD FOR HOUSING CHOICE VOUCHER PROGRAM**

**WHEREAS**, 24 CFR Section 982.503, Voucher tenancy, states that a Public Housing Authority (PHA) must adopt a payment standard schedule that establishes Voucher payment amounts for each Fair Market Rent (FMR) area in the PHA jurisdiction. The PHA must establish payment standard amounts for each "unit size;" AND

**WHEREAS**, the Housing Authority must annually adopt revised federal Fair Market Rents for the Housing Choice Voucher programs; AND

**WHEREAS**, the Housing Authority has set the Housing Choice Voucher Program Payment Standard at 95 percent of the current Fair Market Rents; AND

**WHEREAS**, the Housing Authority of the City of Greenville wishes to continue with the Payment Standards in order to allow families a sufficient level of subsidy to allow "freedom of choice" in the selection of rental housing in the City of Greenville without incurring a high rental burden; AND

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Greenville revise its 2021 Annual Plan to reflect a Payment Standard at 95% of the FY 2023 Fair Market Rents (FMRs), as follows, and hereto be adopted this 5<sup>th</sup> day of December 2022 and to be implemented effective the 1<sup>st</sup> day of January 2023.

**CY2022 PAYMENT STANDARD  
(Current):**

**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

| Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|------------|-----------|-----------|-----------|-----------|
| \$730      | \$734     | \$910     | \$1,249   | \$1,558   |

**2023 FAIR MARKET RENTS:**

| Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|------------|-----------|-----------|-----------|-----------|
| \$813      | \$818     | \$1,015   | \$1,379   | \$1,729   |

**2023 PAYMENT STANDARD (Proposed):**

| Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|------------|-----------|-----------|-----------|-----------|
| \$772      | \$777     | \$964     | \$1,310   | \$1,643   |

**MOTION**

**Motion to approve Resolution #1471 as presented**

**Motion made by Commissioner Davis**

**Motion seconded by Commissioner Taylor**

**Motion carried unanimously**

2. Granting of Easement: For discussion only

Mr. Williams said at the next board meeting we would have a resolution.

Mrs. Moya said back in September we were contacted by VPI regarding our granting them a 22-foot easement for a drainage ditch behind Cox Street and beside the VA. They own the Residence Inn by Marriott and are constructing Homestead Suites behind Moyewood and they will have another property called Home 2 Suites. They reached out to us because their property backs up to Moyewood. The City asked if we could work with them. Their attorneys have provided us with a draft easement document which we have sent to our attorneys.

Commissioner Williams asked if we would be paid anything.

Mrs. Moya said that was being discussed.

Vice-Chairperson Stavish asked if the attorney would advise us how much to ask for.

Mrs. Moya replied "yes."

**CHAIRPERSON'S REPORT**

**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

None

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Williams reported the following:

- **Intergovernmental Agency Coordination:** Mr. Williams met with GUC and the City of Greenville officials to discuss the future replacement of the water lines on GHA properties. Galvanized pipes will need to be replaced. GUC, HACG, and the City of Greenville will explore funding options for this project.
- As mentioned earlier, a nighttime survey will be conducted to address lighting in the neighborhoods.
- At the meeting with Chief Sauls, he conveyed that adding an additional police officer for us is a priority for him. GPD is also looking at replacing the Shotspotter program with a similar system that is more enhanced and would be owned by the GPD.
- **ARISE:** There are items required for the issuance of the Grant Agreement. One of those items is the Environmental Review, which is not progressing as fast as we would like it to. HUD is conducting the review. We have been working with the architect to finalize the plans. On 12/12/22 we have a meeting with the City Technical Review Committee to review the building and site plans.
- **Arlington Trace:** We are involved in the planning process for the groundbreaking. We need to showcase our involvement in the project. We need to be recognized as a major entity in getting this accomplished.
- **Cornerstone Missionary Baptist Church:** Awaiting confirmation of a zoom meeting to be held the 1<sup>st</sup> or 2<sup>nd</sup> week of December.
- **Honor Ridge:** A letter was sent to the owners of Honor Ridge requesting a refund of earnest money, deposit, and appraisal fees due to the seller refusing to honor the terms and conditions of the purchase sales agreement. We are awaiting receipt of the funds.

**RESIDENT COMMISSIONER'S REPORT**

None

**COMMITTEE CHAIR'S REPORT**

None



**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

**COMMISSIONER COMMENTS**

Commissioner Taylor wished everyone Merry Christmas  
Chairperson Greene wished everyone Merry Christmas

**CITY COUNCIL LIAISON'S REPORT**

None

**CLOSED SESSION**

Chairperson Greene stated that the Board had a reason to go into closed session and stated:

**MOTION**

I make a motion to go into closed session to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee in accordance with 143-318.11(a)(6) of the General Statutes.

**Motion made by Vice-Chairperson Stavish  
Motion seconded by Commissioner Williams  
Motion carried unanimously**

**MOTION**

**Motion to return to Open Session**

**Motion made by Commissioner Taylor  
Motion seconded by Commissioner Williams  
Motion carried unanimously**

With no further business to discuss, Chairperson Greene asked for a motion to adjourn.

**ADJOURNMENT**

**MOTION:**

**Motion to adjourn.**

**Motion made by Commissioner Davis  
Motion seconded by Commissioner Taylor  
Motion carried unanimously.**

**Minutes of the Regular Meeting of the Housing Authority of the  
City of Greenville, North Carolina  
December 5, 2022  
12:00 pm**

Respectfully Submitted,

Approved By:

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Wayman A. Williams, Secretary/Treasurer

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Gwendolyn Greene, Chairperson of the Board

December 5, 2022

## **NEIGHBORHOOD SERVICES REPORT**

# **The Housing Authority of the City of Greenville**

## **Neighborhood Services Monthly Report**



**December-January 2023**





# CONTENTS

1

|   |       |
|---|-------|
| Family Self-Sufficiency Program .....                         | 2     |
| Housing Counseling .....                                      | 3-6   |
| After-School Programs.....                                    | 7     |
| Pitt Community College Transitional Studies Partnership ..... | 8     |
| Toys for Tots 2022 .....                                      | 9-11  |
| People's Feast Event .....                                    | 12-13 |
| VITA Program 2023.....  | 14    |

## Family Self-Sufficiency Program



## Family Self-Sufficiency (FSS) PROGRAM

**There are 34 FSS-HCV participants and 28 FSS-Public Housing participants in GHA's FSS Program.**

### **HUD Program Updates:**

Currently, we have a total of 13 applications that have been received from prospective participants awaiting to be enrolled. We are waiting for HUD to provide the agency with authorization to move forward with our revised Family Self-Sufficiency Action Plan.

Effective June 16, 2022, housing authorities are unable to enroll any new program participants under the Family Self-Sufficiency Program. All agencies will be updating their Family Self-Sufficiency Action Plan per the new guidance. While the program will not be adding any new program participants; coordinators will continue to recruit new participants, provide continued service support, resources and coaching on their existing Individual Training Service Plans (ITSPs). The agency's Family Self-Sufficiency Action Plan will need to be approved by HUD prior to executing new Contracts of Participation and Individual Training Service Plans.

## Homebuyer's Education & Housing Counseling

3

### Homebuyer's Education Workshop & Housing Counseling

We had 10 participants to attend our December 17th and January 21<sup>st</sup> homebuyer's education workshops. We are looking forward to assisting families as they transition into homeownership. Our homebuyer's education workshop and counseling inquiries have experienced an overall increase due to the market adjustments in rent. Counselors on hand are providing the much-needed support to those who are seeking to transition into homeownership. We continue to partner with the City of Greenville staff, Cassandra Daniels, Human/Community Relations Officer to provide information on Fair Housing regulations and any updates. We also have lunch and a wealth of homeowners' insurance information provided by Saul Horowitz of State Farm in Winterville.

Our next homebuyer's education workshop will be held on Saturday, February 18, 2023, in our training room starting at 9am until 2pm. Interested parties may contact Shakina Wrighton at (252) 329-4038.



## Homebuyer's Education & Housing Counseling



Ms. Tammy Washington is our most recent homeowner. Ms. Washington closed on her home on Wednesday, January 18<sup>th</sup>. She is the proud mother of five amazing young individuals. Ms. Washington is a 2022 graduate of Pitt Community College with an Associate Degree in Criminal Justice. She recently accepted a new position with ECU Specialty Care as their new Patient Access Representative.

**Congratulations on your success!!**



Ms. Shanita Winestock will be closing on her new four bedroom, two bath home on January 31, 2023. Currently, Ms. Winestock is a public housing resident transitioning to become a new successful homeowner. Her lovely home was built in partnership with Habitat for Humanity of Pitt County. Approved participants must complete a few hours of sweat equity, financial management classes and complete the first-time homebuyer's workshop. Congratulations Ms. Winestock on your upcoming closing!

## Homebuyer's Education & Housing Counseling



### Homeownership Assistance Program

Greenville Housing Development Corporation has partnered with North Carolina Housing Coalition and eHome America to provide new opportunities for homebuyers under the NC Office of Resilience and Recovery Division (NCORR). Prospective homeowners displaced by Hurricanes Matthew and Florence, who are first-time homebuyers and first-generation homebuyers are encouraged to participate in the Down Payment Assistance Program. While the program covers sixteen counties, we are only eligible to cover Craven, Jones, Edgecombe and Wayne as our approved geographic area. Additional counties will be considered as funding permits. Participants may qualify to receive up to \$30,000 in assistance towards their down payment and closing costs. The eHome America online course will be at no charge to the participants.

#### Program Requirements:

- Must complete homebuyer's education course (virtual/in-person)
- Be a first-time homebuyer or first-generation homebuyer
- Must have a preapproval from a mortgage lender
- Total household income cannot exceed 120% of the area median income for the county of purchase
- Must purchase home in one of sixteen counties eligible as defined by HUD as most impacted and distressed by Hurricanes Matthew and Florence

**\*\*Additional requirements may apply\*\***

## Housing Stability Counseling Program (HSCP)

### Housing Stability Counseling Program

The American Rescue Plan Act of 2021 signed into law effective March 11, 2021 by President Biden, was a response to address issues concerning families and their housing instability. The Housing Stability Counseling Program (HSCP) allowed HUD Approved Housing Counseling Agencies the ability to assist households who are facing eviction, default, foreclosure and homelessness. Housing Counselors provide individual counseling based upon the need of the clients and their situation. The agency is reimbursed once each level has received the required documentation for payment totaling up to \$800.00 per client. Counselors connect renters to available community resources. Homeowners are referred to North Carolina Housing Finance Agency's Homeowner Assistance Fund to apply.

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#### Report through December 2022:

**Target Program Goal for Homeowners: 34**

**Outcome for Homeowners: 39 (+2 increase)**

**Target Program Goal for Renters: 127**

**Outcome for Renters: 80 (+5 increase)**



## After School Programs



We ended our Fall 2022 after school semester alongside Pitt County Schools, which was December 21<sup>st</sup>. The last day was also an early release day for the students. The winter break lasted through January 3<sup>rd</sup>. The new Spring 2023 semester began on January 4<sup>th</sup>.

Both partnerships returned, which includes Carver Library After-School Tutorial Program and Pitt County School Partnership for Progress Program. Both programs are designed to help develop and build academic skills throughout the school year. The goal of each program is to assist and complete homework assignments with the focus on reading, writing and math.

Our registrations remain at fifteen students for after-school. Only ten of our registered students have returned thus far, but we are expecting the remaining five to return once homework starts being issued again. Additional work is always provided when students have no homework. This helps strengthen concepts that were taught in previous grade levels of which they should have prior knowledge such as multiplication and division. The students are never happy when this happens, so it's common to have some students skip after-school until they need assistance on their issued homework.

We will all continue working as a team to ensure every student enrolled is getting the individualized help and tutoring they need to have a successful year.

## Pitt Community College Transitional Studies Partnership

8



*The Transitional Studies Program is sponsored and supported by Pitt Community College, Pitt County Public School System, and Pitt County Juvenile Judicial Program. The program is designed to provide Adult Basic Skills and General Equivalency Diploma (GED) preparation assistance. The primary target groups are young adults between the ages of 16-25. The overall program is confronted with the challenges of working with the increasing number of high school dropouts who do not have basic fundamental skills needed to obtain a GED.*

### Monthly Status Updates:

The Transitional Studies Fall semester ended on December 13, 2022. The semester ended with 19 registered students. Of the 19 students, two students passed all four of their subject tests and will graduate in May 2023. To celebrate the close of the semester, the teacher hosted a Christmas party for her students (pictured below.)

The start of the new semester, which began on January 9<sup>th</sup>, included four new students. These new students bring the total registration number for the Cultural and Recreation Center to 21 students. Orientation for new students will be ongoing each month and students will be placed here based on needs and locations. Orientation dates for the Spring 2023 semester include: January 5<sup>th</sup>, February 7<sup>th</sup>, March 2<sup>nd</sup>, and April 4<sup>th</sup>. Orientations are held from 9:00 am -12:00 pm or 5:30 pm - 8:30 pm for each date. The last day for the Spring semester will be May 5<sup>th</sup>. The summer semester will begin on May 8<sup>th</sup>.





## Toys for Tots 2022



The Housing Authority accepted Toys for Tots registrations from October 3<sup>rd</sup> - November 17<sup>th</sup>. This was the 75th anniversary of the Toys for Tots Campaign, which began in 1947. The Housing Authority started participating annually in the Campaign in 1996. Families were able to register by completing a registration form located at the Cultural and Recreation Center.

There were four different pickups this year for our toys and bikes. We were able to get 46 bikes in total this year. Once all the pickups were completed, we unpacked and sorted everything. Families received phone calls with their family number and pick up date and times as the registrations were being filled.

Our final count that was submitted before the registration deadline was:

257 families, totaling 642 children combined.

| Ages        | Girls | Boys |
|-------------|-------|------|
| 0-11 months | 12    | 27   |
| 1-2         | 49    | 52   |
| 3-5         | 71    | 86   |
| 6-8         | 83    | 95   |
| 9-12        | 81    | 86   |
| Totals      | 296   | 346  |

Because of the number of toys received, we were also able to start a supplemental list and help 119 additional children. The families of these children either came in after our registration period had ended, or were connected to our site with the help of the nonprofit organization that we have partnered with on various occasions throughout the year, Striving with Vision Inc.

In total for 2022 (after the supplemental additions) we provided toys for **761 children**. All toys were picked up by December 22nd.

### Number of Children from Previous Years

2017 - 358 Children

2018 - 606 Children

2019 - 609 Children

2020 - 857 Children

2021 - 602 Children



## Toys for Tots Pictures





# Toys for Tots Pictures





## The People's Feast

This year, in commemoration of Martin Luther King Jr. Day, the Coalition Against Racism (CAR) held a march and rally for social and economic justice on January 16, 2023. Other organizations that partnered with CAR for this event included the North of the River Association and the Free James Richardson Innocence Coalition.

The group rallied at the CM Eppes Gym located at 400 Nash Street at 9:00 am that morning and marched to Pitt County's Court House. After the march, the Peoples Feast was held at the Cultural and Recreation Center located in Moyewood. There were about 60 people who participated in the rally and march. The feast started at 11:00 am and over half of those who marched also participated in the Peoples Feast. This event was last held here at the Cultural and Recreation Center in 2019. The attendees were excited about being back indoors because the feast was held outside last year at the Eppes Recreation Center due to COVID restrictions. During this spirited fellowship, everyone was entertained by the testimonials given by participants and musical selections were played. This rally/march and feast successfully brought the community together for a day of appreciation, celebration, and awareness of the economic injustices in our city.





# The People's Feast

13





## Upcoming VITA Program



### GHA'S VOLUNTEER INCOME TAX ASSISTANCE

The 2022 tax filing season is set to begin soon. This will be GHA's 15th year partnering with the IRS to provide this service to our residents and the community. The mission of the Volunteer Income Tax Assistance (VITA) Program is to provide free tax help to low and moderate income individuals and families, persons with disabilities and limited-English speaking taxpayers. Through the VITA program, IRS-certified tax volunteers provide free income tax return preparation with electronic filing to qualified persons. The Internal Revenue Service has announced that the nation's filing season will start on Monday, January 23<sup>rd</sup>.

GHA will continue to operate as a virtual/drop-off site this year. GHA will begin to prepare returns starting February 7<sup>th</sup> through April 11<sup>th</sup>. Drops will be done on Tuesdays and Thursdays from 5:00 pm – 7:00 pm and Saturdays from 9:00 am – 12:00 pm. It is the goal of the Greenville Housing Authority's VITA program to provide the residents and the community with a tax service that maximizes their refund without any out-of-pocket cost to them.

Any interested individuals can schedule an appointment by calling 252-327-4076.

## Occupancy Report

|                                      |                                    |                      |
|--------------------------------------|------------------------------------|----------------------|
| <b>To:</b> Wayman Williams           | <b>Reference:</b> Vacant Units     | <b>Date:</b> 1/20/23 |
| <b>From:</b> Senior Property Manager | <b>Subject:</b> Vacant Unit Status |                      |

### OCCUPANCY/VACANT UNITS PH

|                              | # Total<br>Units | Bedroom size |          |           |          |          |          | # Units<br>Off-Line | TOTALS     |
|------------------------------|------------------|--------------|----------|-----------|----------|----------|----------|---------------------|------------|
|                              |                  | 0            | 1        | 2         | 3        | 4        | 5        |                     |            |
| AMP 1 - Meadowbrook<br>22-1  | 65               |              |          | 1         | 1        |          |          | 0                   | 63         |
| AMP 1 - Hopkins Park<br>22-5 | 111              |              |          |           |          | 1        |          | 2                   | 108        |
| AMP 1 - West Mbrook<br>22-8  | 40               |              |          | 2         |          |          |          | 0                   | 38         |
| AMP 1 - Dubber Laney<br>22-9 | 32               |              |          |           |          |          |          | 0                   | 32         |
| AMP 2 - Moyewood I<br>22-3   | 188              |              | 1        |           | 1        | 1        |          | 2                   | 183        |
| AMP 2 - Moyewood II<br>22-4  | 40               |              |          |           |          |          |          | 0                   | 40         |
| AMP 3 - Kearney Park<br>22-2 | 160              |              |          | 5         | 1        |          |          | 0                   | 154        |
| AMP 3 - Newtown              | 78               |              |          | 2         | 1        |          | 1        | 0                   | 74         |
| <b>TOTALS</b>                | <b>714</b>       |              | <b>1</b> | <b>10</b> | <b>4</b> | <b>2</b> | <b>1</b> | <b>4</b>            | <b>692</b> |

**LEASING ACTIVITY TODAY:**  
97.5% Units Occupied/2.5% Units Vacant

| Vacant Units Ready for<br>Occupancy | Vacant Units in<br>Renovation | Units in Occupancy Rented Since<br>11/21/2022 |
|-------------------------------------|-------------------------------|---|
| 5                                   | 13                            | 13  |



| STATUS OF UNITS THAT WERE VACANT AS OF MONTH ENDING 12/31/22 |          |            |             |            |         |
|--|----------|------------|-------------|------------|---------|
| Total 16 Vacancies   |          |            |             |            |         |
| 97.7% Occupied/2.3% Vacant                                   |          |            |             |            |         |
| 4 Units Pending HUD Offline Approval                         |          |            |             |            |         |
| AMP 1 - Meadowbrook  |          |            |             |            |         |
|  | Vacate   | Inspection | Offer       | Renovation | Lease   |
| 1100-B Vandyke St  | 12/30/22 | 1/6/23     | 1/23/23     | underway   |         |
| 1104-A N Washington St                                       | 12/30/22 | 1/6/23     | 1/24/23     | underway   |         |
| Hopkins Park   |          |            |             |            |         |
| 1700 Hopkins Dr  | 12/27/22 | 1/10/23    | 1/24/23     | underway   |         |
| 1614-A Hopkins-pending HUD offline approval                  | 12/18/22 |            |             | underway   |         |
| 1614-B Hopkins-pending HUD offline approval                  | 12/18/22 |            |             | underway   |         |
| West Meadowbrook   |          |            |             |            |         |
| 416-2 Moore St   | 11/9/22  | 12/28/22   |             | underway   |         |
| 416-3 Moore St   | 10/20/22 | 10/26/22   | 1/20/23-2nd | 1/19/23    | 1/30/23 |
| Dubber Laney Woods   |          |            |             |            |         |
| AMP 2 - Moyewood   |          |            |             |            |         |
| 506-C W Roundtree-pending HUD offline approval               | 12/19/22 |            |             | underway   |         |
| 108-A Howard Cr  | 12/19/22 | 1/24/23    | 12/20/22    | underway   |         |
| 114-A Howard Cr  | 12/6/22  | 12/7/22    | 1/19/23     | underway   |         |
| 404-A Darden Dr  | 11/4/22  | 11/9/22    | 11/10/22    | 1/23/23    | 1/24/23 |
| 116 Howard Cr-pending HUD offline status                     | 1/28/22  |            | 1/20/23     | underway   |         |
| AMP 3 - Kearney Park   |          |            |             |            |         |
| 1914-B Norcott Cr  | 12/19/22 | 12/27/22   |             | underway   |         |
| 1915-B Kennedy Cr  | 12/12/22 | 12/13/22   |             | underway   |         |
| 1909-A Kennedy Cr  | 10/28/22 | 11/2/22    | 11/23/22    | 1/17/23    |         |
| 800-B Skinner St   | 12/5/22  | 12/7/22    | 1/20/23     | 1/18/23    | 1/24/23 |
| 1803-B Kennedy Cr  | 11/16/22 |            | 11/30/22    |            |         |
| Newtown  |          |            |             |            |         |
| 606-B W. 14th St   | 12/2/22  | 12/2/22    | 1/20/23     | 1/17/23    | 1/24/23 |
| 606-E W. 14th St   | 10/13/22 | 11/21/22   | 1/23/23     | 1/17/23    |         |
| 700-G W. 14th St   | 11/15/22 | 11/15/22   | 1/23/23-2nd |            |         |

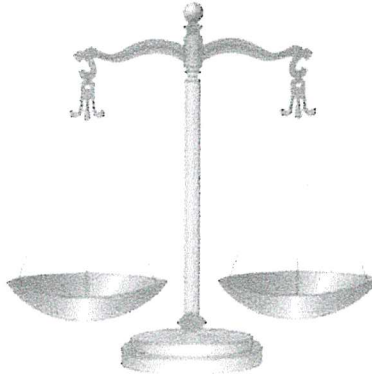
# Public Housing Monthly Report Greenville Housing Authority

1/20/23

| 1/20/23 Waiting List   |                     | Additions      | Deletions           | Net Change            | 11/21/22 Waiting List               |
|--|---------------------|----------------|---------------------|-----------------------|-------------------------------------|
| 3273   |                     | 95             | 23                  | 72                    | 3201                                |
| <b>MOVE-INS</b>  |                     |                |                     |                       |                                     |
| <b>Development</b>   | <b>W/L Position</b> | <b>BR Size</b> | <b>Appl Date</b>    | <b>Move-in Date</b>   | <b>Preferences</b>                  |
| Kearney Park   | 2                   | 2              | 3/1/17              | 12/1/22               | R,E,W                               |
| Moyewood   | 14                  | 2              | 11/20/15            | 12/21/22              | R,W                                 |
| Moyewood   | 5                   | 3              | 11/7/18             | 12/2/22               | R,W                                 |
| Hopkins Park   | 7                   | 2              | 9/1/22              | 12/1/22               | R,E,W                               |
| Hopkins Park   | 2                   | 1              | 10/2/09             | 12/28/22              | R,E,W                               |
| Newtown  | 7                   | 3              | 10/2/19             | 12/1/22               | R,W                                 |
| Dubber Laney   | 6                   | 3              | 5/29/19             | 12/1/22               | R,W                                 |
| Dubber Laney   | 2                   | 3              | 5/5/22              | 12/20/22              | R,E,W                               |
| R = Residency<br>E = Elderly, Disabled Family<br>EA = Other Emergency Admission<br>W = Working Family<br>V = Veteran Family<br>D = Displaced by Gov't Action<br>D* = Displaced by COG Code Enforcement |                     |                |                     |                       |                                     |
| <b>TERMINATIONS</b>  |                     |                |                     |                       |                                     |
| <b>Development</b>   |                     | <b>BR Size</b> | <b>Move-in Date</b> | <b>Effective Date</b> | <b>Reason</b>                       |
| Kearney Park   |                     | 3              | 1/9/14              | 12/12/22              | Lease termination-poor housekeeping |
| Moyewood   |                     | 3              | 4/22/20             | 12/6/22               | Nonpayment of Rent                  |
| Moyewood   |                     | 1              | 1/10/17             | 12/19/22              | Nonpayment of Rent                  |
| Newtown  |                     | 3              | 1/26/18             | 12/2/22               | Nonpayment of Rent                  |
| Newtown  |                     | 2              | 4/25/22             | 1/18/23               | Nonpayment of Rent                  |

***REPORT ON FAMILIES TAKEN TO THE MAGISTRATE***

***M/E 12/31/2022***



|  |                  |
|--|------------------|
| <b><i># Families who have paid as of 1/23/23</i></b>     | <b><i>17</i></b> |
| <b><i># Families who have not paid as of 1/23/23</i></b> | <b><i>8</i></b>  |
| <b><i># Families who have vacated unit</i></b>           | <b><i>0</i></b>  |
| <b><i>TOTAL FAMILIES TO MAGISTRATE</i></b>               | <b><i>25</i></b> |

## HCV Summary Report



# AFFORDABLE HOUSING SUMMARY REPORT

## January 2023

### HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled, to afford decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual; participants can find their own housing, including single-family homes, townhouses, and apartments. Participants are free to choose any accommodation that meets the program's requirements and is not limited to units located in subsidized housing programs.

| Current Month Lease-Up Reporting Period: December 2022 |     |      |     |           |     |      |                            |
|--|-----|------|-----|-----------|-----|------|----------------------------|
| Description  | HCV | VASH | FYI | HCV Total | MS5 | EHV  | HCV Authorized Units Total |
| Baseline (ACC)   | 738 | 94   | 20  | 852       | 40  | 27   | 919                        |
| Units Leased   | 619 | 61   | 9   | 689       | 32  | 30   | 751                        |
| Lease-Up %   | 84% | 65%  | 45% | 81%       | 80% | 111% | 82%                        |

#### General Information as of December 2022:

23 Incoming Portables  
19 Currently Searching  
1297 Waiting List  
158 Issued Vouchers

### UNIVERSITY TOWERS

500 E. Third Street, Greenville, North Carolina 27834

University Towers is a Multi-Family Section 8 New Construction Program property that was authorized by Congress in 1974 and developed by GHDC in 1982 to provide rental subsidies for eligible senior families (including single persons) residing in a newly constructed apartment complex.

Units Authorized 60  
Units Under Lease 57

# AFFORDABLE HOUSING SUMMARY REPORT

## LIFE HOUSE OF GREENVILLE

1567 Wimbledon Drive, Greenville, North Carolina 27858

LIFE (Living Independently for Everyone) House of Greenville was designed to provide independent living for persons with severe physical disabilities. This community is available for persons who qualify for the HCV Project-Based Rental Assistance Program through the Housing Authority of the City of Greenville's Housing Choice Voucher Program.

|                          |    |
|--------------------------|----|
| <b>Units Authorized</b>  | 20 |
| <b>Units Under Lease</b> | 18 |

## HUD-VASH PROGRAM

The Veteran Affairs Supportive Housing Program (HUD-VASH) is a collaborative program between HUD and the U.S. Department of Veteran Affairs that combines housing vouchers with VA supportive services to help Veterans and their families who are homeless find and sustain permanent housing. Through the HACG, HUD provides rental assistance vouchers to Veterans who are eligible for VA health care services and who are experiencing homelessness.

|                          |    |
|--------------------------|----|
| <b>Units Authorized</b>  | 94 |
| <b>Units Under Lease</b> | 67 |
| <b>VASH (searching)</b>  | 0  |

## HOPWA PROGRAM

The Housing Opportunities for Persons with AIDS (HOPWA) Program is the only Federal program dedicated to the housing needs of people living with AIDS. Under the HOPWA Program, HUD provides vouchers to local housing authorities for housing that benefits low-income persons living with HIV/AIDS and their families.

|                          |    |
|--------------------------|----|
| <b>Units Authorized</b>  | 29 |
| <b>Units Under Lease</b> | 27 |

# AFFORDABLE HOUSING SUMMARY REPORT

## CRYSTAL SPRINGS APARTMENTS, LLC 575 Lake Road, Greenville, North Carolina 27834

Crystal Springs is a Low-Income Housing Tax-Credit (LIHTC) property consisting of 64 one and two-bedroom apartment units for lower-income seniors. Forty of these units are available to qualified Housing Choice Voucher participants 62 years and older. Twenty-four of these units are market-rate units available to eligible residents 55 years and older.

|                   |    |
|-------------------|----|
| Units Authorized  | 64 |
| Units Under Lease | 61 |

## VERDURA APARTMENTS 2800 Best Road, Greenville, North Carolina 27834

Verdura Apartments is a disability-neutral housing program for low-income persons with disabilities who need supportive services to help them live independently in the community. Through a partnership with the NC Department of Health and Human Services (NCDHHS), Verdura Apartments qualify for the NCDHHS Targeting Program.

|                   |    |
|-------------------|----|
| Units Authorized  | 12 |
| Units Under Lease | 11 |

## SHELTER PLUS CARE I (SEEDS OF CHANGE/CORNERSTONE) PROGRAM

The Shelter Plus Care (S+C) Program provides rental assistance in connection with matching supportive services. The S+C Program provides a variety of permanent housing choices, accompanied by a range of supportive services funded through other sources. S+C assists hard to serve homeless individuals with disabilities and their families. These individuals primarily include those with serious mental illness, chronic problems with alcohol and/or drugs, and HIV/AIDS or related diseases.

|                   |    |
|-------------------|----|
| Units Authorized  | 36 |
| Units Under Lease | 30 |

# AFFORDABLE HOUSING SUMMARY REPORT

## SHELTER PLUS CARE II (PROJECT HOPE) PROGRAM

The Shelter Plus Care (S+C) Program provides rental assistance in connection with matching supportive services. The S+C Program provides a variety of permanent housing choices, accompanied by a range of supportive services funded through other sources. S+C assists hard to serve homeless individuals with disabilities and their families. These individuals primarily include those with serious mental illness, chronic problems with alcohol and/or drugs, and HIV/AIDS or related diseases.

|                          |    |
|--------------------------|----|
| <b>Units Authorized</b>  | 44 |
| <b>Units Under Lease</b> | 35 |

## PROJECT STABLE SOLUTIONS PROGRAM

The Shelter Plus Care (S+C) Program provides rental assistance in connection with matching supportive services. The S+C Program provides a variety of permanent housing choices, accompanied by a range of supportive services funded through other sources. S+C assists hard to serve homeless individuals with disabilities and their families. These individuals primarily include those with serious mental illness, chronic problems with alcohol and/or drugs, and HIV/AIDS or related diseases.

|                          |   |
|--------------------------|---|
| <b>Units Authorized</b>  | 7 |
| <b>Units Under Lease</b> | 8 |

## SOLID GROUND PROGRAM

The Shelter Plus Care (S+C) Program provides rental assistance in connection with matching supportive services. The S+C Program provides a variety of permanent housing choices, accompanied by a range of supportive services funded through other sources. S+C assists hard to serve homeless individuals with disabilities and their families. These individuals primarily include those with serious mental illness, chronic problems with alcohol and/or drugs, and HIV/AIDS or related diseases.

|                          |   |
|--------------------------|---|
| <b>Units Authorized</b>  | 6 |
| <b>Units Under Lease</b> | 5 |



# AFFORDABLE HOUSING SUMMARY REPORT

## MAINSTREAM VOUCHER PROGRAM

Mainstream Vouchers are tenant-based vouchers that serve a special population of households. All Mainstream Vouchers serve households that include non-elderly person(s) with disabilities, defined as a family that includes a person with disabilities who is at least 18 years old and not yet 62 years old at the effective date of the initial Housing Assistance Payment (HAP) Contract.

|                          |    |
|--------------------------|----|
| <b>Units Authorized</b>  | 40 |
| <b>Units Under Lease</b> | 32 |

## FOSTER YOUTH TO INDEPENDENCE INITIATIVE

Foster Youth to Independence (FYI) Initiative provides housing assistance to young people aging out of foster care and who are at extreme risk of experiencing homelessness. The initiative offers housing vouchers to the HACG to prevent or end homelessness among young adults ages 18 to 24, who have left or will leave the foster care system within 90 days and are homeless or at-risk of becoming homeless.

|                          |    |
|--------------------------|----|
| <b>Units Authorized</b>  | 20 |
| <b>Units Under Lease</b> | 9  |

## EMERGENCY HOUSING VOUCHERS PROGRAM

Emergency Housing Vouchers were created by the American Rescue Plan Act (ARPA) to provide housing choice vouchers for individual or families experiencing homeless, at-risk of homelessness, and fleeing, or attempting to flee, domestic violence, dating violence, human trafficking, or were recently homeless and/or who are at a high-risk of housing instability.

|                          |    |
|--------------------------|----|
| <b>Units Authorized</b>  | 27 |
| <b>Units Under Lease</b> | 30 |

## **November and December 2022 Crime & Activity Report**



|                    | 2021 |     |     |     |     |     |      |     |      |     |     |     | 21-22%       |         |
|--------------------|------|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------|---------|
|                    | Jan  | Feb | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec | 2022 to date | Change  |
| Robbery            |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Kearney Park       |      |     |     |     |     |     |      | 1   |      |     |     | 1   | 1            | 0.0%    |
| Hopkins Park       |      |     |     |     |     |     |      |     |      |     |     |     | 1            | -100.0% |
| Moyewood           |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Dubber-Laney Woods |      |     |     |     |     |     |      |     |      |     |     |     | 1            | -100.0% |
| Verdura            |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| University Towers  |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Life House         |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Crystal Springs    |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| East Meadowbrook   |      |     |     | 1   |     |     |      |     |      |     |     | 1   |              | 100.0%  |
| West Meadowbrook   |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Newtown            |      |     |     | 1   |     |     |      | 1   |      |     |     |     | 2            | -100.0% |
| Total:             |      |     |     |     |     |     |      |     |      |     |     |     | 5            | -60.0%  |

|                    | 2021 |     |     |     |     |     |      |     |      |     |     |     | 21-22%       |         |
|--------------------|------|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------|---------|
|                    | Jan  | Feb | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec | 2022 to date | Change  |
| Agg Assaults       |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Kearney Park       |      | 1   | 2   | 1   | 1   |     | 2    |     |      |     |     | 1   | 8            | 166.7%  |
| Hopkins Park       |      |     |     |     |     | 2   |      |     | 1    |     |     | 1   | 4            | 300.0%  |
| Moyewood           |      |     |     | 2   | 1   |     |      | 3   | 1    |     | 1   | 1   | 9            | -125.0% |
| Dubber-Laney Woods |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Verdura            |      |     |     |     |     |     |      |     |      |     |     |     | 1            | -100.0% |
| University Towers  |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Life House         |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Crystal Springs    |      | 1   |     |     |     |     |      |     |      |     |     |     | 1            | 100.0%  |
| East Meadowbrook   |      |     |     | 1   |     |     |      |     |      | 1   |     |     | 2            | 0.0%    |
| West Meadowbrook   |      |     |     |     |     |     |      |     |      |     |     |     |              |         |
| Newtown            |      |     |     |     | 1   |     | 1    | 1   |      |     | 1   |     | 4            | 0.0%    |
| Total:             |      | 2   | 2   | 4   | 3   | 2   | 3    | 4   | 2    | 1   | 2   | 3   | 15           | 86.7%   |



2021 21-22%  
2021 to date Change

| Auto Larceny       | Jan | Feb | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec | 2022 to date | 2021 to date | Change  |
|--------------------|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------|--------------|---------|
| Kearney Park       |     | 1   |     | 1   |     |     | 2    | 1   |      |     |     |     | 5            | 5            | 0.0%    |
| Hopkins Park       |     |     |     |     |     |     | 1    |     |      |     |     |     | 1            | 1            | 0.0%    |
| Moyewood           |     |     |     |     |     |     |      |     |      | 1   |     |     | 1            | 1            | 0.0%    |
| Dubber-Laney Woods |     |     |     |     |     |     |      |     |      |     |     |     |              |              |         |
| Verdura            |     |     |     |     |     |     |      |     |      |     |     |     |              |              |         |
| University Towers  |     |     |     |     |     |     |      |     |      |     |     |     |              |              |         |
| Life House         |     |     |     |     |     |     |      |     |      |     | 1   |     | 1            | 1            | 0.0%    |
| Crystal Springs    |     |     |     |     |     |     |      |     |      |     |     |     |              |              |         |
| East Meadowbrook   |     |     |     |     |     |     |      |     |      |     |     |     | 1            | 1            | -100.0% |
| West Meadowbrook   |     |     |     |     |     |     |      |     |      |     |     |     |              |              |         |
| Newtown            |     |     |     |     |     |     |      | 1   |      |     | 1   |     | 2            | 2            | 0.0%    |
| Total:             |     | 1   |     | 1   |     |     | 3    | 2   |      | 1   | 2   |     | 10           | 11           | -9.1%   |

2021 21-22%  
2021 to date Change

| Burglary           | Jan | Feb | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec | 2022 to date | 2021 to date | Change  |
|--------------------|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------|--------------|---------|
| Kearney Park       |     |     |     | 2   | 1   | 1   | 2    |     |      | 1   |     |     | 7            | 3            | 133.3%  |
| Hopkins Park       |     | 2   |     |     |     |     | 2    |     | 2    | 1   | 1   |     | 8            | 2            | 300.0%  |
| Moyewood           | 1   |     |     |     | 2   |     | 3    |     |      | 1   |     | 2   | 9            | 11           | -18.2%  |
| Dubber-Laney Woods | 1   |     |     |     | 1   | 1   |      |     |      |     | 1   |     | 4            |              | 100.0%  |
| Verdura            |     |     |     |     |     |     |      |     |      |     |     |     |              |              |         |
| University Towers  |     |     |     |     |     |     |      |     |      |     |     |     |              |              |         |
| Life House         |     |     |     |     |     |     |      |     |      |     |     |     |              | 2            | -100.0% |
| Crystal Springs    |     |     |     |     |     |     |      |     |      | 1   |     |     | 1            | 1            | 0.0%    |
| East Meadowbrook   |     |     |     |     |     |     |      |     |      | 2   |     |     | 2            | 1            | -100.0% |
| West Meadowbrook   |     |     |     |     |     |     |      |     |      |     |     |     |              | 3            | -100.0% |
| Newtown            |     |     |     |     |     | 2   |      |     |      |     |     |     | 2            | 1            | 100.0%  |
| Total:             | 2   | 2   | 0   | 2   | 4   | 4   | 7    | 0   | 2    | 6   | 2   | 2   | 33           | 24           | 37.5%   |



| Shots Fired        | Jan | Feb | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec | 2021 to date | 21-22% Change |
|--------------------|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------|---------------|
|                    |     |     |     |     |     |     |      |     |      |     |     |     | 2022         |               |
| Kearney Park       | 2   | 1   | 1   | 3   | 1   | 3   | 2    |     |      | 1   | 1   | 1   | 5            | 220.0%        |
| Hopkins Park       | 3   |     |     | 1   | 2   | 2   | 1    | 1   | 1    |     |     |     | 7            | 71.4%         |
| Moyewood           | 3   |     |     | 2   |     |     |      | 2   |      |     | 2   | 3   | 18           | -33.3%        |
| Dubber-Laney Woods | 1   |     |     |     |     | 1   |      |     |      |     |     |     | 0            | 100.0%        |
| Verdura            |     |     |     |     |     |     |      |     |      |     |     |     | 1            | -100.0%       |
| University Towers  |     |     |     |     |     |     |      |     |      |     |     |     |              |               |
| Life House         |     |     |     |     |     |     |      |     |      |     |     |     |              |               |
| Crystal Springs    |     |     |     |     |     |     |      |     |      |     |     |     | 1            | -100.0%       |
| East Meadowbrook   |     |     |     |     |     |     | 2    |     |      | 1   |     |     | 2            | 50.0%         |
| West Meadowbrook   |     |     |     |     |     | 1   |      |     | 1    | 1   |     |     |              | 100.0%        |
| Newtown            |     | 1   |     |     |     |     | 1    |     | 2    | 1   | 2   | 1   | 5            | 60.0%         |
| Total:             | 9   | 2   | 1   | 6   | 3   | 7   | 6    | 3   | 4    | 5   | 5   | 5   | 39           | 43.6%         |

| Drug Viol.         | Jan | Feb | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec | 2021 to date | 21-22% Change |
|--------------------|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--------------|---------------|
|                    |     |     |     |     |     |     |      |     |      |     |     |     | 2022         |               |
| Kearney Park       |     |     | 1   |     |     | 1   | 2    | 1   | 1    |     |     |     | 2            | 200.0%        |
| Hopkins Park       |     |     |     |     |     |     |      |     |      |     | 1   |     | 2            | -100.0%       |
| Moyewood           |     | 1   |     | 2   |     |     | 1    |     | 1    |     |     | 1   | 11           | -45.5%        |
| Dubber-Laney Woods |     |     |     |     |     |     |      |     |      |     |     |     | 1            | -100.0%       |
| Verdura            |     |     |     |     |     |     |      |     |      |     |     |     |              |               |
| University Towers  |     |     |     |     |     |     |      |     |      |     |     |     |              |               |
| Life House         |     |     |     |     |     |     |      |     |      |     |     |     | 1            | -100.0%       |
| Crystal Springs    |     |     |     |     |     |     |      |     |      |     |     |     |              |               |
| East Meadowbrook   |     |     |     |     |     |     |      |     |      |     |     |     |              |               |
| West Meadowbrook   |     |     |     |     |     |     |      |     |      |     |     |     |              |               |
| Newtown            |     | 1   |     |     |     |     | 1    |     |      |     |     |     | 4            | -25.0%        |
| Total:             | 0   | 2   | 1   | 2   | 0   | 1   | 4    | 1   | 2    | 0   | 2   | 1   | 21           | -23.8%        |



## Contract Report

| CONTRACTS UPDATE - DECEMBER 2022                    |   |            |                |                                     |  |  |
|---|---|------------|----------------|-------------------------------------|--|--|
| CONTRACTOR  | SCOPE OF WORK   | START DATE | END DATE       | AMOUNT                              | FREQUENCY  |  |
| EXCEL PROPERTY MANAGEMENT, INC                      | CO-MANAGEMENT OF CRYSTAL SPRINGS APARTMENTS               | 4/9/2008   | Ongoing        | \$1,152                             | MONTHLY  |  |
| SIEMENS (Phase I)                                   | ENERGY CONTRACT   | 9/25/2008  | 12/25/2020     |                                     | ANNUAL   |  |
| SIEMENS (Phase II)                                  | ENERGY CONTRACT   | 12/30/2010 | 12/30/2022     | \$645,416                           | ANNUAL   |  |
| SCI TECHNOLOGIES (formerly Telecommunications, Inc) | ALARM SYSTEM MONITORING: COCC, AMP 1, AMP 2, AMP 3, & NSC | 12/1/2018  | Auto-Renewal   | \$204 per property                  | ANNUAL   |  |
| SCI TECHNOLOGIES (formerly Telecommunications, Inc) | ALARM SYSTEM MONITORING: UT                               | 12/1/2018  | Auto-Renewal   | \$298                               | ANNUAL   |  |
| SCI TECHNOLOGIES (formerly Telecommunications, Inc) | ALARM SYSTEM MONITORING: CRYSTAL SPRINGS & VERDURA        | 12/1/2018  | Auto-Renewal   | \$84.50 per property                | QUARTERLY  |  |
| SCI TECHNOLOGIES (formerly Telecommunications, Inc) | ALARM SYSTEM MONITORING: LIFE HOUSE                       | 12/1/2018  | Auto-Renewal   | \$75                                | QUARTERLY  |  |
| VERIZON CONNECT                                     | VEHICLE TRACKING SERVICE & SUBSCRIPTION                   | 3/7/2018   | Auto-Renewal   | 21@ \$37.98/ 4@ \$45.25/ 4@ \$42.54 | PER MONTH/ PER SET   |  |
| SUPER SHRED   | SHREDDING SERVICE   | 12/15/2018 | Auto-Renewal   | \$325                               | USAGE  |  |
| DEX IMAGING   | OFFICE COPIERS USAGE & MAINTENANCE: COCC                  | 1/1/2019   | Month-to-Month | \$802.18 + overages                 | MONTHLY  |  |
| IRON MOUNTAIN                                       | RECORDS & FILE STORAGE                                    | 1/1/2019   | Auto-Renewal   | \$26                                | PER BOX  |  |
| COMPUTER PERIPHERALS UNLIMITED                      | EMAIL   | 2/1/2019   | Auto-Renewal   | \$842                               | MONTHLY; FLUCTUATES DEPENDING ON # OF EMPLOYEES  |  |
| COMPUTER PERIPHERALS UNLIMITED                      | VIRTUAL SERVER BACKUP LICENSE                             | 2/1/2019   | Auto-Renewal   | \$47                                | MONTHLY  |  |
| COMPUTER PERIPHERALS UNLIMITED                      | NETWORK, SERVICE, AND MAINTENANCE OF COMPUTERS            | 2/1/2019   | Auto-Renewal   | \$1,554                             | PER MONTH  |  |
| STOGNER ARCHITECTURE, PA                            | DESIGN/ CONSTRUCT   | 4/12/2020  | 4/11/2023      |                                     | PER DELIVERY ORDER   |  |
| DANA M. LUTHER, CPA                                 | FEE ACCOUNTANT  | 1/1/2021   | 12/31/2023     | \$135                               | PER HOUR   |  |
| SOUTHERN ELEVATOR COMPANY                           | UNIVERSITY TOWERS ELEVATOR MAINTENANCE                    | 6/1/2021   | 6/1/2024       | \$436                               | PER MONTH  |  |
| CITY OF GREENVILLE- POLICE                          | 2 POLICE/ SECURITY OFFICERS                               | 7/1/2021   | 6/30/2023      | \$68,060                            | Maximum annual amount to be charged except for the amount of overtime or extra duty expenses incurred. |  |
| HARPERS PAYROLL                                     | PROCESS PAYROLL AND SUBMIT TAX LIABILITY                  | 1/1/2022   | 12/31/2024     | \$197                               | BI-WEEKLY  |  |



| CONTRACTS UPDATE - DECEMBER 2022 |  |            |           |  |                                    |  |
|----------------------------------|--|------------|-----------|--|------------------------------------|--|
| CONTRACTOR                       | SCOPE OF WORK  | START DATE | END DATE  | AMOUNT   | FREQUENCY                          |  |
| JDR LAWN CARE, INC               | GRASS MOWING & EDGING (AMP 1 & VERDURA)                      | 2/7/2022   | 1/31/2024 | \$2,700  | PER CUT/ PER EDGE (ALL PROPERTIES) |  |
| WAC CORP OF GREENVILLE           | GRASS MOWING & EDGING (AMP 2)                                | 2/7/2022   | 1/31/2024 | \$2,900  | PER CUT/ PER EDGE (ALL PROPERTIES) |  |
| WAC CORP OF GREENVILLE           | GRASS MOWING & EDGING (AMP 3)                                | 2/7/2022   | 1/31/2024 | \$2,900  | PER CUT/ PER EDGE (ALL PROPERTIES) |  |
| JDR LAWN CARE, INC               | GRASS MOWING & EDGING CRYSTAL SPRINGS APARTMENTS             | 2/7/2022   | 1/31/2024 | \$390  | PER CUT/ PER EDGE                  |  |
| JDR LAWN CARE, INC               | GRASS MOWING & EDGING LIFE HOUSE OF GREENVILLE               | 2/7/2022   | 1/31/2024 | \$215  | PER CUT/ PER EDGE                  |  |
| WAC CORP OF GREENVILLE           | GRASS MOWING & EDGING UNIVERSITY TOWERS                      | 2/7/2022   | 1/31/2024 | \$150  | PER CUT/ PER EDGE                  |  |
| UNIVERSITY OF MOUNT OLIVE        | WAIVED APPLICATION FEES & SCHOLARSHIPS OFFERED               | 4/1/2022   | 4/1/2025  | 10% or 30%   | PER ELIGIBLE EMPLOYEE              |  |
| TALX, CORPORATION                | INCOME & EMPLOYMENT VERIFICATION SERVICES                    | 4/1/2022   | 5/31/2023 | \$46   | MAXIMUM PER TRANSACTION            |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 551 LAKE DR                                | 4/4/2022   | 4/3/2027  | \$2,300  | ANNUALLY & AS NEEDED               |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 555 LAKE DR                                | 4/4/2022   | 4/3/2027  | \$2,300  | ANNUALLY & AS NEEDED               |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 559 LAKE DR                                | 4/4/2022   | 4/3/2027  | \$2,300  | ANNUALLY & AS NEEDED               |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 563 LAKE DR                                | 4/4/2022   | 4/3/2027  | \$2,300  | ANNUALLY & AS NEEDED               |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 567 LAKE DR                                | 4/4/2022   | 4/3/2027  | \$2,300  | ANNUALLY & AS NEEDED               |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 575 LAKE DR                                | 4/4/2022   | 4/3/2027  | \$2,300  | ANNUALLY & AS NEEDED               |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 575 LAKE DR OFFICE/CARPORT                 | 4/4/2022   | 4/3/2027  | \$1,350  | ANNUALLY & AS NEEDED               |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 579 LAKE DR                                | 4/4/2022   | 4/3/2027  | \$2,300  | ANNUALLY & AS NEEDED               |  |
| CLEGG'S PEST CONTROL             | TERMITE TREATMENT 583 LAKE DR                                | 4/4/2022   | 4/3/2027  | \$2,300  | ANNUALLY & AS NEEDED               |  |
| THE BANKS LAW FIRM, P.A.         | LEGAL SERVICES   | 5/1/2022   | 5/1/2024  | Principals: \$405.00<br>Senior Associates: \$315.00<br>Junior Associates: \$243.60<br>Law Clerks: \$133.35<br>Senior Paralegals: \$159.60<br>Junior Paralegals: \$133.35 | PER HOUR/ PER ASSOCIATE            |  |
| SHEPPARD MEMORIAL LIBRARY        | LIBRARY SERVICES/ CULTURAL & RECREATION CENTER RESOURCE ROOM | 10/1/2022  | 9/30/2024 | \$1,105  | PER MONTH                          |  |
| RECTOR, REEDER & LOFTON, P.C.    | AUDIT SERVICES   | 2/1/2023   | 1/31/2026 | \$46,450   | PER CONTRACT ANNUAL FEE            |  |



## **Resolution 1472**

**RESOLUTION NO. 1472**

**Resolution Approving Rector, Reeder & Lofton, P.C. as the Audit Services Provider for the Housing Authority of the City of Greenville, North Carolina.**

***WHEREAS***, the Department of Housing and Urban Development and Federal Regulations require Public Housing Authorities to adopt certain policies and administrative documents; and

***WHEREAS***, additionally the Housing Authority adopts certain policies and procedures to aid in the administration of its operation; and

***WHEREAS***, the Housing Authority desires that the Department of Housing and Urban Development approves and/or concurs as is appropriate with these policies and documents.

***NOW, THEREFORE BE IT RESOLVED***, by the Commissioners of the Housing Authority of the City of Greenville the approval of Rector, Reeder, & Lofton, P.C. as the Audit Services Provider as presented and attached hereto be adopted this 30th day of January 2023.

---

Gwendolyn Greene, Chairperson of the Board

Attest:

---

Wayman A. Williams, Secretary-Treasurer

Date: January 30, 2023

(SEAL)

## **Background Statement for Greenville Housing Authority Auditing Services**

The Greenville Housing Authority is required to have an annual Audit. The audit services to be performed are for the periods ending September 30, 2022 and September 30, 2023, with a renewal option for fiscal year ending September 30, 2024.

The Request For Proposals (RFP) was published in the Daily Reflector October 8, 2022 – October 12, 2022 with an addendum published on November 8, 2022.. To ensure all interested parties have the opportunity to bid, GHA posts RFP's on its internet website for the duration of the advertisement.

Bids were received from Mauldin & Jenkins, Rubino & Company, Chartered, and Rector, Reeder & Lofton, P.C. Rector, Reeder & Lofton, P.C. received the most overall points in the evaluation process. It was noted that Mauldin & Jenkins did not submit all of the requested items and lacks housing authority experience; Rubino & Company has a history of not meeting deadlines for us; and Rector, Reeder & Lofton has a history of providing timely submissions by the deadlines.

The HACG staff respectfully requests the Board's approval of the proposal received from Rector, Reeder & Lofton, P.C. to provide auditing services.



## Executive Director's Report

To: HACG Board of Commissioners  
From: Wayman A. Williams, Executive Director/CEO  
Subject: Executive Director's Report  
Date: January 30, 2023

### **CORONAVIRUS (COVID-19) CRISIS MANAGEMENT**

Ensuring the safety and health of our employees and residents is our highest priority during this crisis. As such, the following steps have been taken to modify existing operations and implement new program activities:

- The Emergency Management Plan continues to be implemented incorporating modifications as needed to our operating procedures to prevent and mitigate the spread of COVID-19.
- Case management and other client services are conducted through online platforms with limited in-person meetings. **Ongoing**
- COVID-19 updates are provided to staff weekly.
- COVID-19 update to staff includes "*Flu Vaccine and COVID Boosters*," "*Ensuring vaccine safety*," "*Two years of the COVID vaccine*," and "*COVID Data Tracker Weekly Review*." (See attached)

### **GENERAL ADMINISTRATION:**

Executive Management Team Meetings are scheduled on a bi-weekly basis. The meetings include departmental updates and management team discussions. Weekly one-on-one meetings with top administrative staff are ongoing.

**Intergovernmental Agency Coordination:** Met with GUC and City of Greenville officials on November 9, 2022, to discuss the future replacement of the water lines on GHA properties. Galvanized pipes will need to be replaced. GUC, the City of Greenville, and GHA will explore funding options for the project. Provided GUC with utility maps of GHA properties. **Update:** Digital copies of maps were created by GUC and provided to GHA for future use.

### **AFFORDABLE HOUSING DEVELOPMENT**

#### **I. ARISE Development Initiative**

- Project Team Meetings held weekly.

Items required for issuance of Grant Agreement

- Environmental Review: In progress: Currently working with HUD Greensboro Field Office Environmental Engineer.
- Survey of the development site and site plan: Completed
- Meeting with City Technical Review (TRC) held on December 12, 2022, to review building and site plans: Site Plan being revised based on recommendations.
- Completion of required documents for submittal to HUD: Submitted initial package on January 11, 2023
- New HUD guidance for implementation of Grant Agreement to be issued by January 31, 2023. This will provide new flexibility for GHA in the implementation of the grant and use of funds.

**II. Arlington Trace Development Initiative:**

- Working with Dustin Mills, Taft-Mills Group on planning for the Groundbreaking event
- Groundbreaking to be scheduled for March 2023

**III. Glendale Court Apartments:** Transition from Vitus Management to HACG property management expected to take place in April 2023:

- Rehabilitation work: Complete
- Post Rehab inspections: Done
- Remaining 1<sup>st</sup>-year compliance items with North Carolina Housing Finance Agency; corrections to tax credit files

**IV. Cornerstone Missionary Baptist Church:** Cornerstone will reschedule our meeting after transitioning with its new leadership team. A meeting is to be scheduled in February once the new leadership team is in place.

**V. Honor Ridge Acquisition: Update** – A second letter was sent to the owners of Honor Ridge requesting a refund of earnest money, deposit, and appraisal fees due to the seller refusing to honor the terms and conditions of the purchase sales agreement. Awaiting response & receipt of refund.

**PROGRAM ADMINISTRATION**

- I. 2022 Emergency Food & Shelter Program Funding:** The Emergency Food & Shelter Program provides housing assistance to individuals and families who are experiencing, or at risk of experiencing homelessness, or hunger. Funding was awarded through the Pitt County Local EFSP Board in the following amounts:
- **Phase 39 award of \$1,000:** Received one-half the total award (\$500) for assistance.



- **APPRA-R Award of \$53,500:** Received 100% of funding award.
- Twenty-Six (26) families assisted
- United Way will send a notice announcing the next round of funding.

**2. Community Safety:** Ten (10) of Fifteen (15) security cameras have been installed at the following locations as of October 21, 2022, 800 Block of Newtown. (New Status Update Pending)

#### **Security Cameras**

- 700 Block of Newtown
- 500 W. Roundtree – Moyewood
- Howard Circle – Moyewood
- Hopkins Drive & Arthur Street
- 1900 Block of Kennedy Circle – Kearney Park
- Washington and Martin Streets – East Meadowbrook
- Green Street & Brown Street – Hopkins Park
- Norcott Circle (Field)– Kearney Park
- 1900 Block of Kennedy Circle (Field) – Kearney Park

#### **Lighting Survey**

- Lighting survey completed for all GHA properties identifying locations where additional lighting is needed. January 2023
- Will work with GPD to plan for installation of additional lighting.

**3. Housing Choice Voucher Program:** Greenville Housing Authority received notification of the award of 10 additional Mainstream vouchers.

#### **ECAHRO:**

Attending the Executive Director’s quarterly meeting, December 13, 2022 hosted by the Goldsboro Housing Authority

#### **RADIO BROADCAST**

- HACG monthly broadcasts on Fresh 97.9 FM
- Broadcasts posted on the HACG website.
- Quarterly Executive Director Broadcast

#### **PUBLIC RELATIONS**

- A “Community Senior Christmas Party” was held on December 7<sup>th</sup> at the Senior Center. Mr. Williams was on the program as a speaker. (See attached program)

- Mr. Williams attended the 26<sup>th</sup> Annual Community Unity Breakfast on January 16<sup>th</sup>. The Reverend Dr. James H. Alexander was the keynote speaker. (See attached program)
- In Commemoration of Dr. Martin Luther King, Jr. Day, the Coalition Against Racism (CAR) held a march and rally for social and economic justice followed by the People's Feast held at the Moyewood Cultural and Recreation Center on January 16, 2023

**TV BROADCAST:** TV interview with WNCT. See link for: Housing Authorities help to combat high prices, short supply of housing in 2023.

## Housing authorities help to combat high prices, short supply of houses in 2023

[Housing authorities help to combat high prices, short supply of houses in 2023 | WNCT](#)

### **STAFF DEVELOPMENT AND TRAINING**

- The maintenance staff meets weekly for ongoing training and safety updates.
- Ben Hines and Percell Harris attended N.C. Pest Management Association Pest Control School in Durham on January 23<sup>rd</sup> – January 26<sup>th</sup>
- Kim White participated in Volunteer Income Tax Training (VITA) in Durham on December 16<sup>th</sup> – December 18<sup>th</sup>
- Mr. Williams, Chairperson Greene, and Commissioners Williams, Davis, Harkley and Taylor attended the PHADA Conference in Orlando, Florida from January 7<sup>th</sup> through January 12<sup>th</sup>.

### **READING MATERIAL**

**PHADA ADVOCATE;** December 6, 2022, article: *Lame Duck Congress Seeks Closure on FY 23 Appropriations*

**PHADA ADVOCATE;** January 18, 2023, article: *A Closer Look at Recently Enacted HUD Appropriations*

**PHADA ADVOCATE;** January 18, 2023, article: *President's Forum: Present Realities Dictate Need for Change*

**PHADA ADVOCATE;** January 18, 2023, article: *The Federal Strategic Plan to Prevent & End Homelessness*

**PHADA ADVOCATE;** January 18, 2023, article: *Return on Investment from PHADA Membership*

**NAHRO MONITOR;** January 15, 2023, article: *CEO'S MESSAGE: Goodbye 2022, Hello 2023*





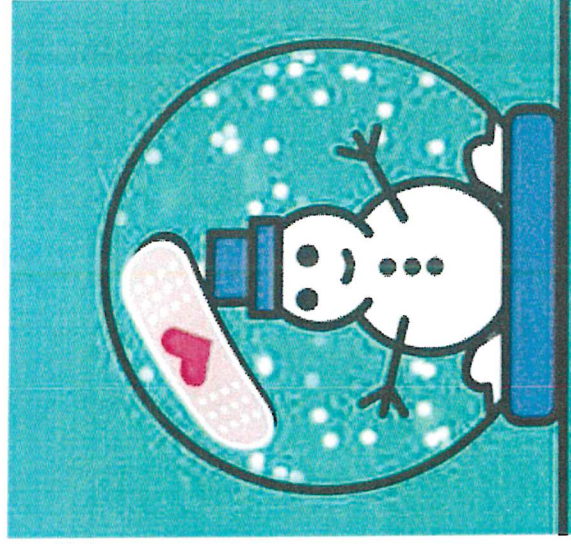
Centers for Disease Control and Prevention  
CDC 24/7 Saving Lives, Protecting People™

# CORONAVIRUS DISEASE 2019 (COVID-19)

[CDC.gov/COVID-19](https://www.cdc.gov/COVID-19)

**January 9, 2023**

This message includes updates on the [COVID-19](https://www.cdc.gov/COVID-19) response from CDC. The COVID-19 Outbreak is a rapidly evolving situation and information will be updated as it becomes available.



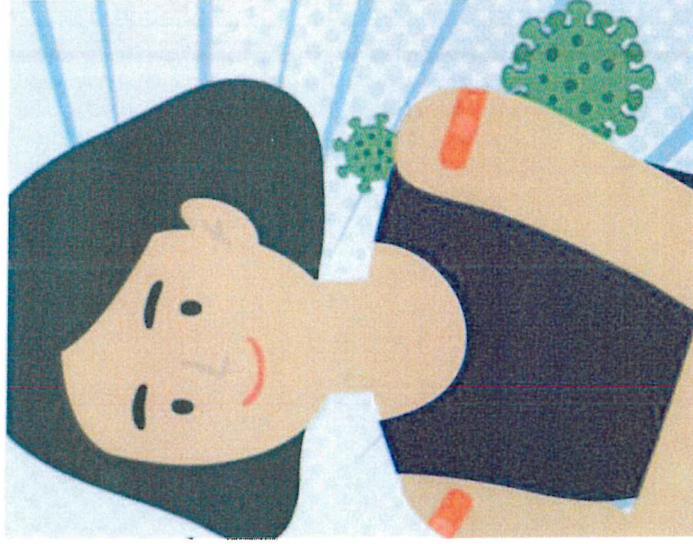
## Two Years of COVID-19 Vaccination

December 2022 marked two years since the first COVID-19 vaccine was administered in the U.S. Although too many lives have been lost to COVID-19 since the start of the pandemic, vaccination has helped prevent millions of hospitalizations and saved millions of lives.

Stay up to date on your vaccines to protect yourselves, your loved ones, and your community against COVID-19. As with other vaccine-preventable diseases, you are protected best from COVID-19 when you stay up to date with the recommended vaccinations, including recommended boosters.

Get an updated bivalent booster at least 2 months after completing your primary series or last booster. If you've had COVID-19, you may delay getting your booster by 3 months since your symptoms ended.

[Learn More](#)



## Flu Vaccine and COVID-19 Boosters

Studies conducted throughout the COVID-19 pandemic indicate that it is safe to get both a flu vaccine and a COVID-19 vaccine at the same visit.

A [CDC study published](#) last summer showed people who got a flu vaccine and a COVID-19 booster vaccine at the same time were slightly more likely to have reactions including fatigue, headache, and muscle ache than people who only got a COVID-19 booster vaccine, but these reactions were mostly mild and went away quickly. The findings of this study are similar to safety data from clinical trials that did not find any safety concerns with giving both vaccines at the same time.

To find COVID-19 vaccine locations near you, visit [vaccines.gov](https://www.vaccines.gov), text your ZIP code to 438829, or call 1-800-232-0233.



[Learn More](#)



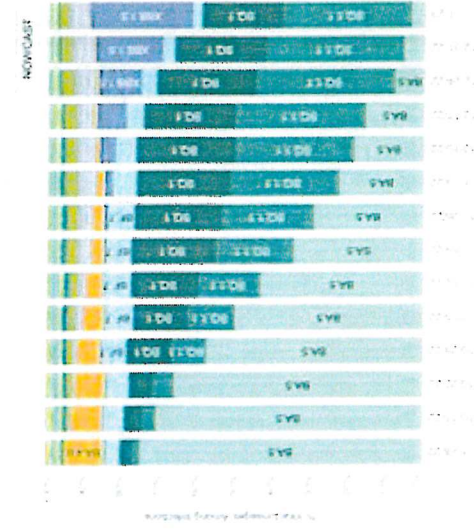
## Ensuring COVID-19 Vaccine Safety

To make sure that COVID-19 vaccines are safe, CDC expanded and strengthened the country's ability to monitor vaccine safety. CDC created new web-based platforms to gather information and give CDC scientists information about the safety of COVID-19 vaccines in real time.

As a result, vaccine safety experts can monitor and detect issues that may not have been seen during the COVID-19 vaccine clinical trials. If any vaccine safety issues—also called adverse events—are reported, CDC scientists can quickly study them and determine if there is a safety concern with a particular vaccine.

[Learn More](#)





## COVID Data Tracker Weekly Review

The most recent Omicron sublineage, XBB.1.5, is on the rise across the United States. Projections can be uncertain when a variant is just beginning to spread, and CDC is continuing to investigate the ways in which XBB.1.5 may be different from other Omicron lineages.

This week's COVID Data Tracker Weekly Review explains weighted estimates and Nowcast estimates, the two methods CDC uses to display variant proportions.

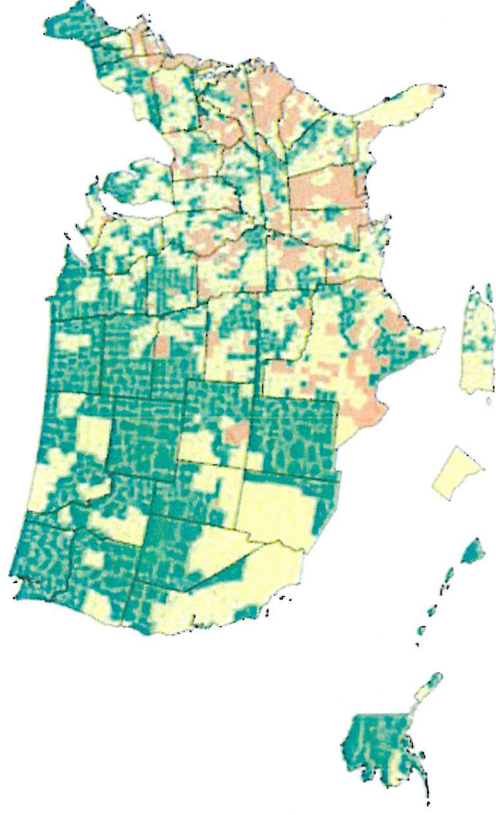
[Learn More](#)

[Subscribe](#)

## COVID-19 Community Levels

CDC uses [COVID-19 Community Levels](#) to determine the disease's impact on counties and recommend prevention measures.

CDC also tracks cases, laboratory tests, vaccinations, deaths, and other pandemic data and provides them on our [COVID Data Tracker](#).



Community Levels



## Centers for Disease Control and Prevention

1600 Clifton Rd Atlanta, GA 30329 1-800-CDC-INFO (800-232-4636) TTY: 888-232-6348

[Questions or Problems](#) | [Unsubscribe](#)

# COMMUNITY SENIOR CHRISTMAS PARTY

DECEMBER 7TH, 2022 | 11:00AM - 1:00PM

- **11:00AM: WELCOME/OPENING PRAYER**  
REV. DR. RODNEY COLES, SR.
- **11:00AM - 11:30AM: SPEAKERS**  
SHERIFF PAULA DANCE  
CHRIS WOODS, AMERIHEALTH CARITAS  
WAYNE WILLIAMS, GREENVILLE HOUSING AUTHORITY  
RICH ZECK, COA
- **11:30AM - 12:15PM: LUNCH SERVED**
- **12:15PM - 12:30PM: RAFFLE**
- **12:30PM - 1:00PM: CLOSING**

\*\* ENTERTAINMENT PROVIDED BY EARNEST SILVER

Churches Outreach Network



Feeding & helping the hungry



**AmeriHealth Caritas**  
North Carolina

# COMMUNITY SENIOR CHRISTMAS PARTY

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**AmeriHealth Caritas**  
North Carolina





## 26<sup>TH</sup> ANNUAL COMMUNITY UNITY BREAKFAST

Monday, January 16, 2023 • Harvey Hall - ECU Murphy Center

*Coming together as a community to celebrate and continue  
the legacy of Dr. Martin Luther King Jr.*



Keynote Address:  
**Reverend Dr. James H. Alexander**  
*Senior Pastor*  
Sycamore Hill Missionary Baptist Church

### PRESENTING SPONSORS



### PROGRAM SPONSOR



### COMMUNITY PARTNERS



### SILVER SPONSORS



## **Program**

### **Welcome Remarks**

Toya Jacobs, Co-Chair - Community Unity Planning Committee

### **Invocation**

Rev. Rhonda Grant Jordan, Associate Pastor - Jarvis Memorial UMC

### **Presentation of Colors**

D.H. Conley High School JROTC

### **Pledge of Allegiance**

Third Street Academy Students

### **Chamber Greetings**

Trent McGee, President - Greenville-Pitt County Chamber of Commerce

### **City Greetings**

The Honorable Mayor P.J. Connelly - City of Greenville

### **Presenting Sponsors Remarks**

Brian Floyd, COO - ECU Health | President - ECU Health Medical Center

Ray McKeithan, Manager, Government & Industry Affairs - Nutrien

### **Entertainment**

PCC United Voices

### **Introduction of Keynote Speaker**

Chad Tucker, Co-Chair - Community Unity Planning Committee

### **Keynote Address:**

Rev. Dr. James H. Alexander

### **Program Sponsor Closing Remarks**

Chris Hopkins, Lead Pastor - Reimage Church

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### **A Special "Thank You" to:**

Sigma Gamma Rho Sorority, Inc.

Alpha Phi Alpha Fraternity, Inc.

### **2023 Community Unity Planning Committee Members:**

Toya Jacobs, Co-Chair - East Carolina University

Chad Tucker, Co-Chair - ECU Health Medical Center

Stephanie Hinnant - Hilton Greenville

Chris Hopkins - Reimage Church

Karen Thigpen - East Carolina University

Chamber Staff

## Board Readings



## Lame Duck Congress Seeks Closure on FY 23 Appropriations

Members of the House and Senate returned to Washington, DC, in mid-November to take up legislative activities before the new 118th Congress convenes on January 3, 2023. Continued funding of the federal government is a top priority given that the current Continuing Resolution (CR) expires on December 16. Yet PHADA has heard knowledgeable sources on the Hill predict that a short-term extension of the current CR is likely, possibly into the new year. One reason there may be a delay until the new Congress comes in is to allow the new Republican House leadership to weigh in on budget decisions.

Conversely, there are leaders who would like to see the appropriations process completed before the end of this congressional term. These include Sens. Patrick Leahy (D-VT) and Richard Shelby (R-AL), Chairman and Vice Chairman of the Senate Appropriations Committee, both of whom are retiring at the end of this session of Congress. Passing a federal budget before the new Congress arrives could prevent what will surely be a contentious spending fight, preventing the new Congress from quickly moving ahead with other priorities.

The appropriations process has been delayed while Congress negotiates topline numbers for Defense and Non-Defense Discretionary funding. Once Congress finalizes these numbers, committees receive their allocations, including Transportation, and Housing and Urban Development, and Related Agencies (T-HUD). If the T-HUD allocation is less than initially estimated, funding for HUD programs may very well decrease.

Making matters worse, PHADA has also learned that initial projections in July showed that an additional \$3.8 billion was needed to address increases for T-HUD in FY 23. Since that time, the estimate has significantly increased to \$4.7 billion. Furthermore, FHA receipts, which offset the HUD budget, have declined significantly while the Department of Transportation has greater funding needs than initially anticipated. In this landscape, it will be extremely difficult to secure the funds needed for HUD programs.

*In order to ensure the highest levels of funding for HUD programs, PHADA urges members to call their Representatives and Senators in support of funding for the major public housing and Section 8 accounts.*

*See "FY 23 Appropriations" continued on page 11*

### PHADA Members IN THE NEWS

#### New Feature for Members

Learn more about some of the latest innovative programming and success stories PHADA members are engaged in from across the country. See page 14.

> **EARLY BIRD REGISTRATION DISCOUNT  
ENDS DECEMBER 9.**

See page 8 for more information

**2023  
Commissioners'  
Conference**

Hilton Orlando Lake Buena Vista  
Lake Buena Vista, FL

January 8–11, 2023

# CC23



tions that cite EPA's standard by name or statute that would be impacted by these revisions? Any (other than NYC) with standards that are stricter than the EPA standards?

Members, or their staff, who have experience with lead dust hazards,

testing and abatement are encouraged to review the attached materials and provide feedback regarding these questions and any other related concerns. Members should also be aware that training and information on HUD's Lead-Safe Housing Rule (<http://bit.ly/3Ow9lh5>) and related regulations are available via HUD Exchange. ■

*"FY 23 Appropriations" continued from page 1*

#### PHADA Priorities for HUD Programs

PHADA's priorities include full funding for the Operating Fund, estimated to be about \$5.4 billion, which includes \$345 million for Operating Fund shortfalls (see below for more information), a 6.8 percent increase from FY 22. Also related to public housing, PHADA has recommended at least \$5 billion for annual Capital Fund needs as well as a significant increase to Tenant Protection Vouchers (TPVs), as noted below.

PHADA has also recommended full funding of Section 8 voucher renewals and administrative fees, estimated to be just over \$26.2 billion and \$3.046 billion, respectively. Congressional sources have said that due to the increased costs for FY 23 funding, as noted above, it will be difficult to secure the increased funding for administrative fees that was previously proposed by the House and Senate.

For other PHADA budget recommendations, see the FY 23 Appropriations Position Paper (<http://bit.ly/3f8kiro>) as well as the industry recommendations made to Congress (<http://bit.ly/3EVibNp>).

#### Operating Fund Shortfalls

PHADA's annual appropriations request to Congress was recently updated to address HA shortfall needs as well as for an increase to Tenant Protection Vouchers (TPVs). Previous HUD funding to address Operating Fund shortfalls totaled \$25 million whereas HA needs totaled more than \$370 million nationwide. This leaves a gap of \$345 million, the amount that PHADA, along with other industry groups, has requested in its letter to Congressional appropriations leadership (<http://bit.ly/3VidaNA>). This and other issues HAs face related to their fiscal stability were also addressed by PHADA to HUD in a letter in November (<https://bit.ly/3URnPtG>).

The letter to HUD highlighted many of the challenges HAs are facing, including uncollected rents, rising costs and declining revenues, inadequate cash reserves, and concerns with impacts of inspections and receivables on PHAS scores. In addition to the supplemental funds needed for the Operating Fund, PHADA requested that HUD grant HA requested waivers of PHAS scoring in 2022, extend the 2022 PHAS scoring adjustments to 2023, and simplify the Department's waiver submission, consideration and approval processes more gener-

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ally. PHADA also asked HUD to release data on tenant accounts receivable, cash reserves and OPEB obligations.

PHADA is also beginning to hear from HAs that there have been significant increases in utility bills, some even doubling from last year. This will continue to be a problem through the winter months, with many HAs unable to absorb such increases. PHADA will ensure that HUD is aware of these additional challenges and urge the Department to account for these realities in its operating subsidy calculation.

### Take Action on LIHTC

If Congress can finalize an omnibus appropriations bill, some important LIHTC provisions could be included with a tax extenders package as part of that bill. Since there is a very small window of opportunity for Congress to take action on LIHTC before the end of the year, it is critical that members weigh in on expanding LIHTC as one way to address the increasing shortage of affordable rental housing as well as to help bring stalled projects to completion.

Stockton Williams, executive director of the National Council of State Housing Agencies, noted the strength of bipartisanship as one reason we may see some LIHTC activity in the appropriations bill. "Politically, with heavy hitters from both parties among its proponents," he said, "the Housing Credit can act as the glue that helps bind together a tax extender bill that includes other top priorities for both parties."

There has also been speculation that if there isn't an omnibus spending bill by the end of the year, there may be action on LIHTC through another legislative vehicle, the National Defense Authorization Act (NDAA). According to multiple sources, if lawmakers do not pass a compromise version of the NDAA by January 1, it would mark the first time in 61 years that Congress has not passed the defense bill. Current minority Leader Kevin McCarthy (R-CA) has threatened to delay passage of the bill until January when Republicans take control of the House and when he may be speaker. However, if the bill does pass by the end of the year, it may be a vehicle for LIHTC provisions. Peter Lawrence, Director of Public Policy and Government Relations for Novogradac said, "...while it typically has not been a vehicle for tax legislation, it has attracted a lot of proposals that have nothing

## PHADA's annual appropriations request to Congress was recently updated to address HA shortfall needs as well as for an increase to Tenant Protection Vouchers (TPVs).

to do with defense over the years, including especially banking-related legislation. So, it's not inconceivable that might end up being a vehicle in the case we don't have omnibus, but I do think that we have a decent chance (at an omnibus) this lame duck."

PHADA, working with the ACTION Campaign, has signed onto a letter to Congressional leadership as well as the House and Senate Tax Committees urging the inclusion of crucial LIHTC provisions in

any end-of-year legislation. Signed by over 2,500 businesses, non-profits, and public agencies, the letter underscores that expanding production through the Housing Credit is essential to tackling the shortage of affordable rental housing and addressing inflationary impacts, especially for low-income individuals and working families across the country.

Specifically, the letter asks Congress to:

- Expand Housing Credit authority by 50 percent, and, at a bare minimum, reinstate the 12.5 percent allocation increase on 9 percent credits, adjusted for inflation, that expired at the end of 2021.
- Enhance the use of existing Private Activity Bond (PAB) authority for rental housing production by lowering the bond financing threshold on 4 percent credits from 50 percent to 25 percent, making more efficient use of existing PAB resources and significantly expanding rental housing production.

Novogradac & Company, LLP estimates that increasing LIHTC authority by 50 percent and lowering the bond financing threshold could result in the financing of an additional 1.93 million affordable rental homes over the next 10 years.

### Next Steps

PHADA will keep members apprised of appropriations and LIHTC activities as the year comes to a close and as PHADA members come together at the January conference in Orlando. More information about the conference can be found [here](#).

### Related Resources

- "LIHTC Legislation Still in Play," *Advocate*, November 23, 2022 (<http://bit.ly/3tUMh2o>). ■

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*"President's Forum" continued from page 2*

### PHADA's January Conference

The onset of a new year and the upcoming Orlando meeting present another opportunity for new EDs to get involved in PHADA. Our organizational committee meetings are open to all attendees on Sunday, January 8. Many members have often said this is the best way to learn about what is happening around the country. It also provides the chance to meet and engage in more in-person networking with others. The agenda and registration materials for the January conference can be found in this edition. ■

## Please Help Identify New Executive Directors

If you are a new Executive Director or know of new EDs in your state/region, please let PHADA know. The best way to do to this is to contact our Membership Director Norma Bellew at: [nbellew@phada.org](mailto:nbellew@phada.org). or call: 202-546-5445.

Thank you!



## A Closer Look at Recently Enacted HUD Appropriations

**O**n December 29, President Biden signed into law the “Consolidated Appropriations Act, 2023,” (H.R. 2617, the Omnibus bill) for the fiscal year ending September 30, 2023, which includes funding for all HUD programs. The legislation comes after three months of negotiations and provides \$1.7 trillion in discretionary funds, including \$61.8 billion for HUD programs. This is an increase of just under \$6.5 billion (or about 12 percent) increase from FY 22 enacted levels, though many accounts are only level funded with escalating program costs (especially in the voucher and PBRA programs) consuming much of the overall increase. A summary of selected accounts is provided in the table on page 12.

### Public Housing OPERATING FUND

The omnibus bill provides \$5.109 billion for Public Housing Operating Fund formula grants, a \$70 million increase from FY 22. This represents a 1.39 percent increase at a time when inflation hovers at 8 percent and housing costs comprise a major component of inflation. PHADA has argued strenuously to Congress and HUD that its operating fund formula is not reflective of current inflation factors and will continue to point out that this increase is disappointing and woefully inadequate. Without the support of HUD, it is unlikely that Congress will act on additional funding for this account.

### SHORTFALL FUNDING

The bill provides \$25 million for need-based allocations to HAS

that experience or are at risk of public housing financial shortfalls, with any remaining funds to be distributed to all HAS based on formula. The explanatory statement accompanying the bill directs the allocation of financial shortfall funds to be prioritized to HAS with 249 or fewer public housing units that are determined to be experiencing shortfalls and have less than one month of reserves before allocating funds to larger HAS.

### CAPITAL FUND

The Capital Fund is level funded at \$3.2 billion, a figure that does not even meet the 2010 HUD study figure of \$3.4 billion that was estimated to meet annual capital needs. PHADA has estimated that at least \$70 billion more is needed to address the backlog of capital needs nationally. The bill requires HUD to notify housing authorities (HAS) of their Capital Fund formula grants no later than 60 days after passage of the Act. The bill also allows for bonus awards to high performing HAS.

Funding for these two critical public housing funds is disappointing and really amounts to a cut given that high inflation persists. For more on this issue and PHADA's other congressional priorities, as well as PHADA's strategy for addressing these as it works to preserve the limited but critical supply of public housing, please see the column by PHADA's president on page 2.

### CHOICE NEIGHBORHOODS

The legislation provides level funding of \$350 million for the Choice Neighborhoods. Of this amount, at least \$175 million

*See “HUD Appropriations” continued on page 11*

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*"HUD Appropriations" continued from page 1*

would be awarded to HAs, with no more than \$10 million to be used for planning grants.

#### OTHER PUBLIC HOUSING FUNDING

The following additional funds are provided for public housing: \$50 million for emergency capital needs, of which \$20 million is for HAs under receivership or under the control of a Federal monitor; \$65 million for competitive grants to HAs to evaluate and reduce residential health hazards, including lead-based paint, carbon monoxide, mold, radon, and fire safety, of which not less than \$25 million is designated for lead hazards; \$15 million for administrative and judicial receiverships; and \$50 million for public housing financial and physical assessment activities.

#### Project Based Rental Assistance (PBRA)

For PBRA, \$14.9 billion is provided to fully fund renewal of all contracts for approximately 1.2 million extremely low- to low-income households. This represents an increase of \$967 million, or just under 7 percent. PHADA advocated for full funding of this account and strongly supports additional funds for agencies that have converted to RAD. In its request to Congress, PHADA specifically requested funding in this account to support the cost-effective conversion of public housing properties that are unable to convert using only the funds provided through existing appropriations.

#### Voucher Renewals and Administrative Fees

##### HOUSING ASSISTANCE PAYMENTS

The omnibus bill provides \$26.402 billion for HAP Renewals, representing an increase of just over \$2.3 billion, or 9.57 percent, to fully fund this account. The amount required to simply fund renewals annually has increased dramatically in the last five years, with approximately 30 percent more needed just to keep pace. Importantly, the bill does not include language proposed in the President's proposed budget that would have allowed HUD to reallocate authorized units from HAs with a history of significant under-leasing.

The bill provides \$200 million for HAP set-aside funding for special purposes as follows: for significant increases in renewal costs of vouchers resulting from unforeseen circumstances or from portability; for vouchers not in use during the previous 12-month period but needed to meet project-based voucher commitments or funding obligations for MTW-eligible activity to develop affordable housing; for costs associated with VASH vouchers; for costs that are needed to prevent termination of rental assistance, despite the HA taking cost-saving measures; for adjustments in allocations for non-MTW HAs in high-cost areas; for payments withheld in the previous year that were subsequently made related to the correction of inspection deficiencies; and for increased costs or loss of units in presidentially-declared emergency areas.

#### ADMINISTRATIVE FEES

The omnibus bill provides a total of \$2.778 billion for administrative fees, with \$2.748 allocated for ongoing fees, an increase of \$337 million, or nearly 14 percent, reflecting PHADA's ongoing advocacy for this important account. This represents a proration of just over 96 percent (as compared with 89 percent eligibility for January and February of 2023, which is based on January to June 2022 eligibility). Of the \$2.778

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billion, \$30 million is provided for additional costs for fees related to the administration of tenant protection vouchers (TPVs), disaster related assistance, VASH and other special purpose vouchers.

The bill includes language that directs HUD to consult with HAs, advocates, and researchers on “ways to make the administrative fee formula *more relevant to what it costs to administer a high-performing and efficient voucher program today* [emphasis added], and report on the findings and recommendations to the House and Senate Committees on Appropriations within 180 days of enactment of this act.”

While HUD is required to continue to use the current formula for allocating administrative fees, the bill includes language that allows HUD to prorate the administrative fee and utilize unobligated balances to increase the proration, excluding special purpose vouchers for which administrative fees have already been allocated. MTW agencies shall be funded according to the terms of their contracts or the requirements of the MTW demonstration, though they are subject to any administrative fee prorations.

#### TENANT PROTECTION VOUCHERS

PHADA and other industry groups circulated a revised request for additional TPVs to Hill leadership in November. Congress has responded with an increase of \$237 million from last year to a new total of \$337 million. These vouchers are allowed for the following purposes: relocation and replacement of public housing units that are demolished or disposed; mandatory and voluntary conversion of public housing; conversions of section 23 projects; witness relocation; enhanced vouchers; Choice Neighborhoods vouchers; and tenant protection assistance for elderly residents of properties formerly assisted under the Section 202 Program. HUD may only provide replacement vouchers for units that were occupied within the previous 24 months and that are no longer available as assisted housing, subject only to the availability of funds.

TPVs may be used to assist in the relocation of families residing

in PBRA units where the owner has received a notice of default and there is an imminent health and safety risk to residents. The bill also includes a \$5 million set-aside for residents residing in low-vacancy areas who may have to pay rents greater than 30 percent of household income for a variety of reasons, including the maturity of HUD loans, the expiration of rental assistance contracts or where tenants are not eligible for enhanced vouchers or tenant protection assistance.

#### Other Voucher Funding

##### FUNDING FOR NEW INCREMENTAL VOUCHERS

The omnibus bill provides \$50 million for new general-purpose vouchers. This figure is much less than that called for by the President (\$1.5 billion) and the House (\$1.55 billion) but mirrors the Senate proposed figure. The allocation of these vouchers will be made pursuant to a method determined by HUD and “may include such factors as severe cost burden, overcrowding, substandard housing for very low-income renters, homelessness, and administrative capacity, where such allocation method shall include both rural and urban areas.” HUD may also specify that vouchers be used for survivors of domestic violence, or individuals and families who are homeless.

##### MAINSTREAM VOUCHERS

The legislation provides \$607 million for the renewal of mainstream vouchers, including their associated administrative fees, \$148 million more than the FY 22 enacted budget for non-elderly persons with disabilities. There is also a set-aside of \$10 million for HAs that experienced significant cost increases from unforeseen circumstances and for HAs that, despite taking cost savings measures, would otherwise be required to terminate rental assistance.

##### OTHER VOUCHERS

The bill provides funding for additional vouchers as follows: \$7.5 million (including administrative fees) for HUD-VASH tribal fund-

### FY 23 Appropriations Table for Selected HUD Accounts

|  | FY 22<br>ENACTED | FY23<br>ENACTED | APPROX %CHANGE<br>FY 22 TO FY 23 |
|--|------------------|-----------------|----------------------------------|
| Public Housing Operating Fund                                | \$5.039 B        | \$5.109 B       | 1.39%                            |
| Public Housing Capital Fund                                  | \$3.200 B        | \$3.200 B       | 0                                |
| Voucher Contract Renewals                                    | \$24.095 B       | \$26.402 B      | 9.57%                            |
| Voucher Administrative Fees (less fees for special purposes) | \$2.411 B        | \$2.748 B       | 13.90%                           |
| Project Based Rental Assistance                              | \$13.940 B       | \$14.907 B      | 6.94%                            |
| Choice Neighborhoods   | \$350 M          | \$350 M         | 0                                |
| HOME   | \$1.500 B        | \$1.500 B       | 0                                |
| CDBG   | \$3.300 B        | \$3.300 B       | 0                                |
| FSS  | \$105 M          | \$125 M         | 14.7%                            |
| ROSS   | \$35 M           | \$35 M          | 0                                |
| JOBS PLUS  | \$15 M           | \$15 M          | 0                                |



ing for veterans who are experiencing or at risk of homelessness; level funding of \$50 million for new HUD-VASH vouchers; level funding of \$30 million for the Family Unification Program including Foster Youth to Independence. It is notable that while the President requested \$455 million for mobility services, no funding is provided.

### Community Development Programs

The legislation provides \$6.397 billion for the Community Development Fund program. Of this total, \$3.3 billion is provided for the Community Development Block Grant (CDBG) Program, representing level funding from FY 22. However, funding for congressionally directed spending, or earmarks, nearly doubled with an increase to \$2.98 billion in FY 23 from \$1.5 billion in FY 22. The full list of earmarks can be found here (HUD related funding begins on p.60.)

The Fund also includes: \$85 million for the Yes In My Backyard Incentive, a new program that will award grants on a competitive basis to state and local governments, metropolitan planning organizations, and multi-jurisdictional entities with the intention of identifying and removing barriers to affordable housing production and preservation; and \$30 million for the SUPPORT for Patients and Communities Act, which includes activities related to substance use-disorder prevention for opioid treatment and recovery.

### Preservation and Reinvestment Initiative for Community Enhancement

The bill provides \$225 million for competitive grants to preserve and revitalize manufactured housing and eligible manufactured housing communities. Grantees will include states, units of general local government, resident-owned manufactured housing communities, cooperatives, nonprofit entities, community development financial institutions, and Indian Tribes, or other entities approved by the Secretary.

### HOME and Homeless Programs

The bill provides \$1.5 billion for the HOME Investment Partnership Program, level funded from last year.

Homeless funding includes: \$3.633 billion for HUD's Homeless Assistance Grants program, \$420 million more than FY 22; \$75 million to fund one-time awards to Continuum of Care entities for new construction, acquisition, or rehabilitation of new permanent supportive housing projects; \$499 million for Housing Opportunities for Persons with Aids (HOPWA) Program, \$49 million more than FY 22 enacted, including \$120 million for service coordinators; \$360 million for the Section 811 Housing for Persons with Disabilities program, \$12 million more than FY 22; and \$300 million for the Section 108 Loan Guarantees program account, level funded with FY 22.

### Self Sufficiency Programs

For self-sufficiency programs, the bill provides: \$125 million for the FSS program, a \$16 million increase from FY 22, or nearly 15 percent; level funding of \$35 million for the Resident Opportunities and Self-Sufficiency (ROSS) program, with language that allows agencies or owners who have converted public housing to project-based rental assistance under the Rental Assistance Demonstration to continue or resume operating the ROSS program; and level funding of \$15 million for the Jobs Plus Initiative.

### HUD General Provisions

#### THE ANNUAL CONTRIBUTIONS CONTRACT

The bill includes language related to the annual contributions contract (ACC): The Secretary shall comply with all process requirements, including public notice and comment, when seeking to revise any annual contributions contract. PHADA has advocated for transparency and equity for housing authorities since HUD first attempted to amend the ACC unilaterally and illegally. Unfortunately, the bill does not include the language that was present in 2020 and 2021 that required mutual agreement by HUD and HAs for any changes to the ACC. PHADA continues to meet with HUD on this issue and will be discussing concerns and strategies with trustees and members at its Orlando conference.

#### FAMILY SELF SUFFICIENCY

The legislation also includes a provision that PHADA has championed for five years preventing HUD from using any FSS program evaluation to determine FSS renewal funding.

#### EXEMPTION FROM ASSET MANAGEMENT

The bill includes language that exempts HAs that own and operate 400 or fewer public housing units from asset management requirements, "Provided, That an agency seeking a discontinuance of a reduction of subsidy under the operating fund formula shall not be exempt from asset management requirements."

#### HCV DASHBOARD

In the explanatory statement related to the bill, HUD is urged to measure voucher success rates authority-wide and by special purpose programs and to identify the amount of reserves that HUD determines are in excess of prudent program management.

#### MTW RESERVES

The bill includes a provision that allows MTW agencies to use funds (except for special purpose funding, including special purpose vouchers) previously allocated, *including any reserve funds held by the HA or HUD* [emphasis added] notwithstanding the purposes for which such funds were appropriated.

#### LIHTC

The omnibus bill does not include any tax provisions that are often part of a year-end spending bill, aside from a separately negotiated, bipartisan retirement savings package. This means that the 12.5 percent Low-Income Housing Tax Credit (LIHTC) allocation increase that expired at the end of 2021 was not reinstated. The other important provision that PHADA and advocates unsuccessfully fought for was lowering the "50 percent test" bond financing threshold to increase access to 4 percent LIHTC equity.

### What Lies Ahead

The appropriations process for FY 24 will begin soon with the release of the President's budget request. PHADA will provide coverage and analysis in news alerts and upcoming *Advocate* articles. PHADA members should reach out to your members of Congress to educate them on how federal funds are used in your communities and how reductions hurt assisted families and communities. ■



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## President's Forum: Present Realities Dictate Need for Change



PHADA President  
David A. Northern, Sr.

### Funding Not Keeping Pace with Demands

Happy 2023 to all. Along with the new year comes a new congressional session with some Capitol Hill personnel changes that will affect our government's policies in all areas including assisted housing programs. We have elaborated on those changes in recent editions of this newsletter. This time around, I wanted to lay out PHADA's legislative approach in the 118th Congress.

### The Current Environment

To provide some context, it is important to examine the budgetary and political environment. Throughout the past year, PHADA raised concerns regarding the difficult budget situation many HAs are confronting because of pandemic induced outcomes.

We wrote to the Department in a November 4 letter to outline our concerns (<https://bit.ly/3X97GBb>). Among other things, PHADA noted that many HAs have lost significant revenue to rising Tenant Accounts Receivable (TARs). In addition, HUD's operating fund formula includes an inflation factor that is considerably below real costs in the U.S. economy. At the same time, supplies, insurance, utilities and staffing are much more expensive compared to recent history.

The impact of all this is best illustrated in the results of the operating fund shortfall competition HUD oversaw last summer. The Department had \$25 million available for needy HAs, but total demand was almost \$400 million. In short, many HAs are struggling as a consequence of the problems mentioned above.

The FY 23 HUD appropriations package includes some notable increases for HUD and Section 8 programs (see page 1 for more details). Unfortunately, the new law does not address some of the major problems PHADA identified in its letter. Indeed, public housing operating and capital funding is essentially flatlined through FY 23. This is really a cut given that high inflation persists.

### The Next Two Years

Looking at the situation realistically, we do not see prospects for much improvement over the next two years. The newly constituted House and Senate are led by different political parties that have their own priorities. Because of this, and the country's growing debt and continuing concerns about inflation, it is not likely we will see increases in domestic spending. This leaves us in a situation where costs are continuing to rise, and funding is stagnant.

Further compounding the problem, HUD continues to add regulatory burdens that PHADA has documented in recent months. These

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The *Advocate* is published biweekly during the legislative year under the authority of the PHADA Board of Trustees. First-class postage paid in Maryland. Responsible comment is encouraged. Please address all comments and letters to: Blake Stenning, Editor, *Advocate*; PHADA, 511 Capitol Court, NE, Washington, DC 20002-4937.



include new inspection requirements and costs, a new "buy American" requirement, possible Annual Contributions Contract (ACC) changes that may impede our legal remedies, and new unrealistic assessment program changes.

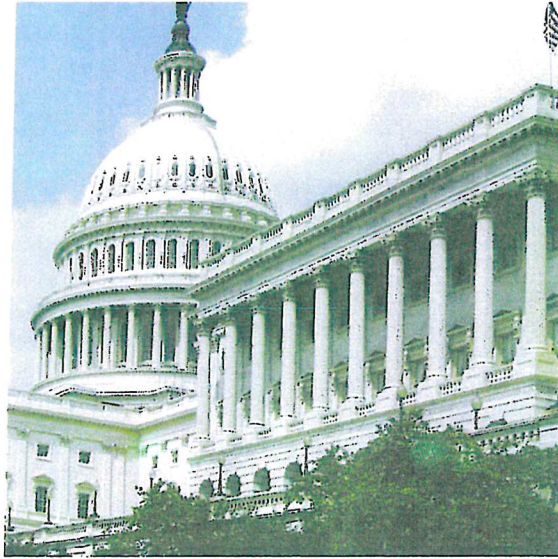
#### A Different Approach is Needed

To be sure, some HAs have been able to thrive through conversions under the Rental Assistance Demonstration (RAD) as well as voluntary conversions for small HAs. For a variety of reasons, those programs do not work for many HAs, however.

The situation is untenable for many agencies and the millions of people we serve. If HAs are going to succeed, then we will need an approach that allows local housing authorities to better operate within the context of their local conditions. There is already a successful model in place that the Biden Administration and Congress should look to – the original Moving to Work (MTW) program.

There should be a great expansion of MTW or a "Local Flexibility Option." Essential ingredients include provisions that free HAs from

burdensome regulations and red tape while still ensuring accountability to taxpayers. Also needed is the ability to use all funds flexibly, again with requisite oversight, of course. This is a theme PHADA will promote with more specificity in the coming weeks and months.



#### Conclusion

Considering current budget challenges, the need for broad regulatory relief and changes to oversight and accountability mechanisms for public housing authorities is urgent. The current housing market and operating environment is drastically different than that which existed prior to the pandemic.

Reducing federal micromanagement of HAs, which are also accountable to state and local entities and constituencies, is the only way to ensure continued and effective operation and HA administration of rental housing assistance.

Failure to provide this relief could lead to insolvency for many HAs, acceleration of the loss of existing affordable housing units at a time when we desperately need more, and the continued decline and deterioration of the shrinking stock of publicly supported safe and decent housing. ■



## Application for the 2023 PHADA Scholarship Program Is Now Open

**Submissions Are Due to PHADA by January 27, 2023**

In order to encourage academic excellence and community responsibility among high school students, PHADA maintains a scholarship program for graduating seniors who are preparing to enter college.

Every year PHADA awards three scholarships to deserving youth currently residing in a member agency. These include the Stephen J. Bollinger Memorial Scholarship; The Freedom & Civil Rights Scholarship; and the Nan McKay Pathway to Achievement Scholarship so generously provided by that renowned consulting firm.

Scholarship money goes directly to the school that the recipient will be attending and may be used to pay for tuition, books, and activities directly related to the student's education. Applications were recently mailed to all members and they are **due back to PHADA by January 27, 2023**.

You can access the material on our website at: [www.phada.org/Scholarship](http://www.phada.org/Scholarship). Please make residents at your agency aware of these great educational opportunities.

## Meet Some of PHADA's Affiliate Members

These service providers help make our advocacy, publications, and professional development opportunities possible. Learn more at: [www.phada.org/affiliates](http://www.phada.org/affiliates). ■

### Berman Hopkins Wright & LaHam CPAs and Associates, LLP

[www.bermanhopkins.com](http://www.bermanhopkins.com)

#### FINANCIAL SERVICES

Berman Hopkins is a full-service CPA firm offering a wide range of accounting, tax and consulting services.

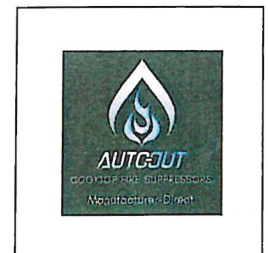


### Auto-Out Cooktop Fire Protection

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#### BUILDING MATERIALS & SERVICES

Auto-Out stovetop fire suppressors offer 24/7 protection against the leading cause of residential fires, unattended cooking.





# The Federal Strategic Plan to Prevent & End Homelessness

In December 2022, the United States Interagency Council on Homelessness (USICH) published *All In: A Federal Strategic Plan to Prevent and End Homelessness* (<https://bit.ly/3vASssK>). The Council's former Chair was Secretary Marcia L. Fudge of HUD, and its current Chair is Secretary Denis R. McDonough of the Veterans Administration, and it includes representatives from 19 federal agencies as members.

The plan describes how the Biden administration's hopes to address homelessness and associated problems in detail rooted in a foundation of equity, evidence, and collaboration within three broad categories: housing and services, crisis response, and prevention. In introductory material, *All In* expresses the administration's belief that, "Homelessness has no place in America," and that this, "is a multi-year, interagency blueprint for a future where no one experiences homelessness, and everyone has a safe, stable, accessible, and affordable home." It also reiterated the administration's interim goal to reduce homelessness by 25 percent by January 2025. Based on *The 2022 Annual Homelessness Assessment Report to Congress: Part 1: Point-in-Time Estimates of Homelessness* published in December 2022, "On a single night in 2022, roughly 582,500 people were experiencing homelessness," of whom 233,832 were unsheltered. The administration's interim goal will require a reduction in people experiencing homelessness of 145,625 people by January 2025.

The strategic plan begins with a thorough discussion of the current state of homelessness, including assessments of homelessness among several protected classes of people and assessments of secondary impacts of homelessness that include health and access to medical care, mental health, and access to support services. *All In* includes 30 strategies organized under the foundations and categories described above.

Under each strategy, the plan lists a series of steps "USICH and relevant member agencies will take." In total, the plan identifies 179 steps for agencies to take, 90 of which deal directly with housing and services or homelessness prevention.

While the plan covers large segments of the social safety net and many specific issues addressing needs of specific populations

|                      |              |
|----------------------|--------------|
| Equity               | 4 strategies |
| Evidence             | 3 strategies |
| Collaboration        | 2 strategies |
| Housing and Services | 8 strategies |
| Crisis Response      | 6 strategies |
| Prevention           | 7 strategies |

(e.g., homelessness among Native Americans and Alaskan Natives, people with disabilities, racial and ethnic groups, single parent households with children, veterans), the areas likely of most interest to housers

include the housing and prevention items discussed below.

## Scale Housing and Supports to Meet the Demand

The plan identifies steps for many federal agencies, states, and local governments to take to fully utilize resources currently available. In addition to housing programs, steps include efforts to simplify access to other federal support services such as the Supplemental Nutrition

Assistance Program (SNAP) and Medicaid, and efforts to encourage collaborations among housers and service providers.

| STRATEGY  | STEPS    |
|---|----------|
| Maximize the use of federal housing assistance.   | 5 steps  |
| Create new safe, affordable, and accessible housing.  | 14 steps |
| Increase the supply and impact of permanent supportive housing with complex services available. | 8 steps  |
| Improve effectiveness of rapid rehousing.   | 3 steps  |
| Enforce fair housing and combat other housing discrimination.                                   | 8 steps  |
| Address the needs of people with chronic health conditions.                                     | 5 steps  |
| Maximize resources for supportive services & income supports.                                   | 7 steps  |
| Increase evidence grounded practices in service delivery.                                       | 6 steps  |

## Prevent Homelessness

*All In* identifies steps involving a broad array of housing and service opportunities available to several populations that suffer disproportionate impacts from housing instability and homelessness. In addition to housing and support services, the plan addresses issues such as eviction prevention and hurdles faced by formerly incarcerated people.

| STRATEGY  | STEPS   |
|---|---------|
| Increase employment, education, and other services and resources.   | 7 steps |
| Reduce housing instability for households involved or formerly involved with publicly funded institutions.                      | 4 steps |
| Reduce housing instability for elders and people with disabilities with access to services and affordable, accessible, housing. | 6 steps |
| Reduce housing instability for veterans and service members.  | 6 steps |
| Reduce housing instability for American Indians and Alaska Natives.   | 2 steps |
| Reduce housing instability among youth and young adults.  | 5 steps |

## Implementation

The plan announces that USICH will develop work plans that will begin in FY 23 (that fiscal year is already 3 months old) that include specific steps, specific outputs and outcomes from those steps, and timelines for their accomplishment. Council staff members have already started this work, convening workgroups to develop plans and describe reporting mechanisms.

The plan acknowledges the importance of measuring progress on work plans and limitations of current practices to collect data once each year. The Council will focus on:

1. The total number of people experiencing homelessness in the annual Point-in-Time Count,



2. The number of children and youth experiencing homelessness at some point during the school year, and
3. Changes in HUD performance measures:
  - a. Length of time people remain homeless,
  - b. Returns to homelessness within 6 to 12 months and in 2 years,
  - c. Number of people homeless for the first time,
  - d. Number of homeless people,
  - e. Successful placements from street outreach, and
  - f. Racial disparities in homelessness measures.

USICH will report on progress related to *All In*'s goals annually, particularly progress toward the interim goal of reducing homelessness by 25 percent by January 2025.

#### Very Ambitious; Very Challenging

*All In*'s commitment that, "everyone has a safe, stable, accessible, and affordable home," is consistent with the policy aspiration first included in the U.S. Housing Act of 1937 and reiterated in President Roosevelt's 1944 State of the Union Address and in the 1998 Quality Housing and Work Responsibility Act (QHWRA). Fulfilling that commitment remains elusive. In addition, the breadth of policy goals and the extent to which its suggestions may require significant regulatory or even statutory changes make accomplishment of many of the plan's 179 steps very challenging.

For instance, *All In* discusses simplifying eligibility determinations for programs like SNAP administered by the Department of Agriculture. As a member of USICH, HUD has not yet simplified eligibility and documentation requirements for its programs. Implementing this single straightforward step seems difficult and involves multiple institutions at every level of government.

#### Homelessness and the Dearth of Housing

In an article in *The Atlantic*, Jerusalem Demsas has written that an obvious reason for homelessness is a lack of housing, both assisted and unassisted. And an obvious solution to homelessness is additional housing units, assisted and unassisted. While two of the strategies identified in *All In* involve maximizing the use of the existing assisted housing inventory and expanding that inventory, those strategies are 2 among 30. Public Housing is mentioned in 1 of 179 steps outlined in the

strategic plan. Housing Choice Vouchers are mentioned in two steps.

#### Potential Public Housing Contributions to the Assisted Housing Inventory

Currently, there are up to 227,000 potential public housing units available under the Faircloth limit that could be developed as deeply assisted housing (and some are being developed under the RAD program). Although appropriations for the Capital Fund have increased recently, a sizable backlog of capital needs for public housing remains unfunded, and those capital needs render a number of public housing units unavailable.

#### Potential Housing Choice Voucher Contributions to the Assisted Housing Inventory

Utilization of the Emergency Voucher Program is at 60.3 percent, leaving about 27,000 units unused so far, and HUD estimates that the Housing Choice Voucher program could subsidize an additional 161,540 housing units. While appropriations to support administrative costs for the voucher program have risen significantly, they remain below estimates for fully funding those costs, and chronic underfunding in the past decade has reduced the administra-

tive capacity to operate local HCV programs.

The Public Housing, Emergency Housing Voucher, and Housing Choice Voucher programs could open an additional 415,540 deeply subsidized housing units if these programs had adequate financial support and flexibility for recapitalization and administration.

#### The Main Thing Is the Main Thing

USICH has produced a detailed strategic plan to address homelessness and many of the sources and secondary impacts of homelessness. While the steps outlined could certainly alleviate or eliminate many impacts of homelessness and reduce the population of people who are homeless or at risk of homelessness, the broad coverage of the plan is daunting. There are straightforward steps the administration could initiate or continue (e.g., fully funding voucher administrative costs, supporting recapitalization of public housing apartments, recovery of so-called Faircloth public housing units) that might have rapid impacts on both the housing crisis and on the population of homeless people and people at risk of homelessness. ■

## New PAHRC Report: Beyond Public Housing

The Public and Affordable Housing Research Corporation (PAHRC) recently released a report entitled, *Beyond Public Housing: How Public Housing Authorities Are Transforming the Way They Preserve and Expand Their Housing Stock*. While housing authorities (HAs) have traditionally provided housing assistance to low-income families through the administration of the public housing and the Housing Choice Voucher (HCV) programs, a number of agencies have transformed operations to own, manage, and develop affordable properties outside

of these programs. PAHRC reports that in 2013, it is estimated that 919 HAs owned more than 150,000 units outside of the traditional public housing stock. Today, these numbers are likely much higher due to the expansion of the RAD and other strategies as agencies work diligently to preserve units and find more stable funding sources.

The report examines programs beyond public housing, like voluntary conversion, Low Income Housing Tax Credit (LIHTC), and the Rental Assistance Demonstration (RAD). Additionally, it considers





# Return on Investment from PHADA Membership

PHADA membership yields an exceptional “return on investment” (ROI) that is measured in both tangible and intangible benefits. This ROI makes PHADA membership one of the most cost-effective decisions you can make for you and your HA.

In addition to the association’s ongoing advocacy related to the federal budget, legislation, regulations, and other work, PHADA has advocated aggressively on behalf of its members to HUD and Congress during the past several years as the COVID-19 pandemic took its toll on residents, staff, and the fiscal solvency of HAs across the country. This work includes emergency relief such as waivers and waiver extensions, \$3 billion in funding for public housing and Section 8 under the CARES Act with added funding flexibility, and deferment of PHAS and SEMAP scoring. PHADA took the lead in the industry on many of these issues and provided complimentary webinars and a guide for HAs to help navigate waivers under the CARES Act. PHADA also took the lead on addressing HA concerns with rising TARS and declining rent revenues through intensive and ongoing advocacy with leadership at HUD and Congress regarding the financial impact on HAs, the conflict between the goals of collecting rent and preventing evictions, and other challenges to rent collection.



*PHADA’s leadership meeting with HUD Secretary Marcia L. Fudge during the 2021 Legislative Forum in Washington, DC.*

PHADA members value the information and expertise we provide year-round, including unlimited access to the PHADA website with in-depth coverage of today’s current issues; a subscription to the association’s biweekly newsletter, the Advocate, which includes industry-leading analysis

on important legislative and regulatory matters by PHADA’s senior policy team; topic-specific email alerts; Issue Briefs and Position Papers; and breaking news notices. PHADA members also benefit from essential and timely professional development programs; discounts on PHADA conference registrations and publications; and members-only online access to our library of presentations from PHADA conferences covering a variety of relevant industry topics. Members also enjoy our complimentary biweekly “Must Reads” electronic publication that features links to the major current news stories of the day of interest to HAs and their staffs. PHADA membership extends to all agency staff so you can share all electronic communications among your team of HA professionals, ensuring they stay informed about important legislative and regulatory issues.

## Budget, Legislation, and Regulatory Efforts

PHADA continues to vigorously pursue housing authority funding needs, RAD improvements, and deregulation.

- Helped secure increases in FY 22 capital and operating funding and all Section 8 accounts. Full funding of the capital fund is PHADA’s highest funding priority, and the near 16 percent increase reflects PHADA’s persistent advocacy for this account. Section 8 admin fees, another of PHADA’s top priorities, were increased by nearly 12 percent. The current proration for admin fees is the highest in 20 years and reflects PHADA’s vigorous advocacy, as do the many more flexible uses allowed under HUD Notice PIH 2022-18, released in June.
- Conducted analysis and advocated for support of \$70 billion for the Capital Fund backlog nationwide, a figure now cited by numerous legislators in housing plans and legislation. This figure is included in the Housing Infrastructure Act of 2021 and was attributed to PHADA’s analysis by the House Financial Services Committee.
- Led almost 900 HAs in two successful lawsuits against the federal government for its illegal operating reserves recapture. The government has paid approximately \$270 million in damages in the PHADA-initiated litigation.
- Submitted comments, and provided members with a suggested template for their own comments on the Biden Administration’s proposed Affirmatively Furthering Fair Housing (AFFH) and Disparate Impact rules. PHADA’s common sense suggestions stressed more streamlined compliance for HAs while still adhering to the core objectives of the Fair Housing Act.
- Collaborated with Senator Susan Collins (R-ME) to secure a major Moving to Work (MTW) expansion. PHADA also worked with the original sponsors of the Tenant Income Verification Relief Act that allows HAs to conduct triennial recertifications in certain instances.





(L–R): Rep. T-HUD Appropriations Subcommittee Chairman David Price (D-NC) speaking to attendees at PHADA's Legislative Forum; PHADA committees enable members to work together to help the association attain its goals; PHADA's biweekly newsletter, the Advocate, provides industry-leading analysis on important legislative and regulatory issues; PHADA Executive Director, Tim Kaiser, and President David A. Northern, Sr., with HUD Deputy Secretary Adrianne Todman.

- Submitted comments to HUD on numerous regulations including Family Self Sufficiency, Fair Market Rents, the Credit Reporting Act, HOTMA, Section 3 and non-citizen rules, as well as on proposed information collections for Section 3 and PBV programs. Many of PHADA's positions were subsequently adopted in the HUD regulations and information collections, streamlining reporting.
- Offered numerous recommendations to REAC on its NSPIRE inspections rule. PHADA continues to advocate that the new inspections system be truly objective and that HAs not be accountable for tenant caused damages. In addition, HUD should ensure the rule does not score HAs on measures outside of their control such as water quality.
- Analyzed, critiqued, and recommended changes that led to improved Fair Market Rents, Small Area Fair Market Rents, and voucher HAP contract renewal funding inflation factors (RFIF) in a significant number of geographical areas. This work also influenced HUD to seek academic studies on better methodologies of establishing these rents. The results of these studies will be released by HUD in the near future and it is hoped they will have a positive effect on FMRs across the country.
- Following four years of advocacy and leadership by PHADA, Congress continues to include language in annual appropriations bills that prohibits HUD from making funding awards for Family Self Sufficiency coordinators based on a flawed Performance Measurement System.
- Supported the ACTION Campaign and advocated for significant changes to enhance the Low Income Housing Tax Credit. Recent provisions include a permanent hard 4 percent for private activity bonds and an Average Income Test, which allows projects to serve households earning up to 80 percent of area median income (AMI), so long as the average designation of Housing Tax Credit homes is

no higher than 60 percent of AMI. PHADA has also advocated for improvements to this language; Treasury and the IRS are working to this end.

### Other Gains for Our Members

PHADA's other notable accomplishments and work include:

- Advocated as the only industry group to formally protest and write HUD when it dropped the MTW work requirement cohort. The association believes that this MTW flexibility would permit HAs to further innovate and better incentivize work and self-sufficiency, while expanding the knowledge base on what program and policy elements are effective, or ineffective at achieving the goals of the demonstration.
- Issued a renewed call for repeal of the 1998 public housing Community Service and Self-Sufficiency Requirement (CSSR) after the Biden administration included this in the proposed FY 23 budget. PHADA's position is that for over 20+ years the law has been ineffective and administratively burdensome and should be removed as unnecessary over-regulation.
- Provided detailed and up to date information to members on the implementation of the Section 3 rule and prepared a guide for members while continuing advocacy with HUD for simple and common-sense tracking and reporting methods.
- Instituted racial equity focused elements for all PHADA conferences as recommended by PHADA's 2020 Strategic Planning Racial Equity subcommittee, and have included some racial equity resources for members on the PHADA website. Advocated early and often to establish and expand broadband opportunities for residents and HAs to ensure cooperation by HUD and the federal agencies administering broadband funds to include housing authorities and their residents and their efforts.

## Join PHADA and Make Your Interests Heard

If you value pertinent industry information, expert analysis, and the opportunity to be connected with industry thought leaders, then please consider a PHADA membership. Our online membership application is available at: [www.phada.org/Member-Resources/Why-Join-PHADA](http://www.phada.org/Member-Resources/Why-Join-PHADA). With the additional support and involvement of your agency, we can be even more effective representing the industry's interests in Washington.



# CEO'S MESSAGE



MARK THIELE  
NAHRO CEO

## Goodbye 2022, Hello 2023

**H**appy new year to you all! As we recommit ourselves to helping you be the best housers and community builders you can be, I wanted to take a moment to recall some of the high points of last year.

- Our first in-person conference in three years was a resounding success! Thank you to the nearly 1,300 members and vendor partners who joined us in beautiful San Diego for NAHRO Together: Advancing Our Communities. While we're all grateful for the tools that allow us to gather remotely, there really is nothing like learning, networking and celebrating together in person.
- NAHRO advocacy helped us garner several vital wins, including two straight years of record funding level for our programs. In addition, NAHRO helped secure language in the omnibus that prohibits HUD from accepting bids on a draft solicitation that would have prevented PHAs and housing finance agencies from competing for contracts – a huge win for us!
- The NAHRO policy team hosted more than 32 online events and gave more than 30 in-person presentations to keep members updated on the latest policy issues.
- NAHRO Professional Development hosted nearly 200 learning opportunities with more than 9,000 registrants, certified more than 250 people, onboarded new faculty members and launched several new and improved courses. And we're spreading the wealth - revenue sharing produced more

**"2023 is NAHRO's 90th anniversary year!  
We'll be kicking off the celebrations soon,  
and we hope you can join us!"**

- than \$40,000 in profit for participating regions!
- In the summer, we hosted our online Summer Symposium dedicated to building solutions to end homelessness. This event convened advocates from all over the nation and featured presentations from the Executive Director of the U.S. Interagency Council on Homelessness Jeff Olivet, CEO of the National Alliance to End Homelessness Ann Oliva, and Executive Director of the National American Indian Housing Council, Tony Walters.

As we head into 2023, we have a strong foundation and a lot of success to build on! Here are some of our priorities:

- Fighting for you at HUD! We're still concerned with the increase in regulatory requirements from HUD, the watering-down of the original Moving to Work program via the latest MTW cohort rules, and the attempt to take away PHA power in the Annual Contributions Contract and turn it into a form.
- Celebrating your wins! Congratulations to our members who achieved Choice Planning and Jobs Plus grants – full lists are available on page 5. Also, we're excited to honor our Awards of Excellence winners at our Wash-

- ington Conference in late March!
- Advocating for what your agencies need! We're thrilled to return to in-person Hill Day at our Washington Conference this March – get ready to let your elected representatives know about the good work you do and about the need to invest in affordable housing in your communities.
- Providing what you need to excel! Watch out for new and updated professional development programs, our twice-monthly Housing Updates, and more.

And on top of all that, 2023 is NAHRO's 90th anniversary year! We'll be kicking off the celebrations soon, and we hope you can join us.

Thanks for your continued support and thank you for all you do for the families, seniors, children, veterans, people with disabilities and others in your community. Please don't hesitate to call on me or the NAHRO staff if we can be of service to you. Your feedback and ideas are vital to our success. Your active participation in NAHRO programs is more important than ever, so I hope to see you in DC!

A handwritten signature in dark ink, appearing to read "Mark Thiele". The signature is fluid and cursive, with a large initial "M" and "T".