

**GOALS AND OBJECTIVES FOR FY 2025-2029 INCLUDING
FY 2026 (April 1, 2026 through 03/31/2027)**

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the following five years to include FY 2025-2029).

**FY 2025- 2029 TO INCLUDE FY 2026 PHA GOALS AND OBJECTIVES:
Overall Goals and Objectives:**

It is the intent of the GHA to pursue opportunities to administrate and maintain its existing housing portfolio to include affordable housing opportunities utilizing the Low-Income Housing Tax Credits (LIHTC), and Housing Choice Voucher (HCV)/Section 8 Program comprehensively and effectively. These efforts will continue to promote affordable housing programs that require no more than 30% of a family's annual adjusted household income to be paid toward rent. The GHA will accomplish the aforementioned goals and objectives by utilizing the various tools and resources made available through HUD and other federal, state, local and private funding programs. All development initiatives and or preservation of affordable housing opportunities may include sustained, mixed-income and mixed-use program designs. The resources and tools that will be utilized include but are not limited to the HUD resources to include funding.

Goal 1: Expand the Supply of Affordable Housing & Objectives

- A. Actively pursue opportunities to apply for additional Housing Choice Vouchers (HCVs).
- B. Participate in or conduct landlord fairs to create additional housing opportunities.
- C. When, and if a new addition of HCVs is received, the GHA will consider the feasibility of utilizing the vouchers to promote affordable housing development through solicitation of Project Based-Voucher (PBV) opportunities and projects.
- D. Continue to research the availability of properties and partners within the communities served by the GHA suitable for development of new assisted housing.
- E. Prioritize the availability of housing for residents with incomes consistent with HUD's definition of public housing affordability and housing cost burden no greater than 30% of a family's annually, adjusted household income.
- F. Seek to leverage private and other public funds and programs to create additional housing opportunities.

Goal 2: Improve the Quality of Affordable Housing & Objectives)

- A. Seek programs and partnerships to comprehensively transform and foster conversion of the GHA portfolio to renovate and build modern "state of the art" residential housing.
- B. Maintain a "High Performer" Housing Voucher management score. The Section Eight Management Assessment Program (SEMAP) is HUD's performance measurement tool for the Housing Choice Voucher Program.

Goal 3: Improve Community Quality of Life and Economic Vitality & Objectives

- A. Improve the physical condition and marketability of each existing GHA development.
- B. Seek opportunities to deconcentrate poverty as a part of the GHA redevelopment initiatives by fostering coordination of services that promote self-sufficiency to improve the income base for residents.
- C. Seek opportunities to identify and apply for grants to enhance safety and implement improvements in public housing security.
- D. Seek partnerships with community groups and service providers to develop programs for resident.
- E. Empower residents by providing access to the decision-making process.

Goal 4: Promote Efficiency and Fiscal Responsibility & Objectives

- A. Provide strategic staff training and regular coaching.
- B. Strive to maintain a "clean " audit report.

Goal 5: Ensure Equal Opportunity and Affirmatively Further Fair Housing & Objectives

- A. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- B. Undertake affirmative measures to provide suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- C. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Goal 6: To Implement Applicable Provisions of the Violence Against Women Act (VAWA) and Department of Justice Reauthorization Act of 2005 & Objectives

- A. Maintain compliance with all applicable legal requirements imposed by the Violence Against Women Act (VAWA).
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence or stalking.
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence or stalking.
- D. Creating and maintaining collaborative arrangements between the GHA, law enforcement agencies, and victim assistance providers to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking.