

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan Agency Identification

PHA Name: Raleigh Housing Authority

PHA Number: NC-002

PHA Fiscal Year Beginning: 04/2000

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
to provide safe, quality, affordable housing to low and moderate income families in the Greater Raleigh community; and to promote personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

Maintain an occupancy rate of 98% for conventional housing;
Prepare one application for low income housing tax credits;
Encourage resident self-sufficiency to move families up and out of housing units

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Maintain an average of 48 hours to complete tenant generated work orders

Maintain a grade of "A" under SEMAP

Maintain a grade of "A" on PHAS as long as it is reflective of good management practices

Complete the 13th consecutive year of no findings on the agency's financial audit

Inspect 100% of public housing and Section 8 units to insure HQS compliance

Involve owners of Section 8 assisted units in efforts to reduce crime and improve safety

Visit public housing properties weekly to monitor appearance and identify potential problems

Demolish 318 dilapidated public housing units at Halifax Court

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

Seek exceptions to FMRs to encourage Section 8 utilization in higher income, non-minority neighborhoods

Continue to provide single family homes for public housing FSS participants

Convert 8 efficiency apartments into larger one bedroom units in the Glenwood Towers elderly high rise to improve marketability

Seek payment standard exceptions for 12 families per year to enable them to utilize Section 8 in higher income areas of the city.

Complete HOPE VI Revitalization to provide mixed income community

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
Continue to screen all applications for criminal records, landlord references, sex offender registrations and credit, especially prior evictions and property damages
Use funding to upgrade public housing exterior and grounds so they blend with or exceed the standards of the surrounding community.
Continue to turn emergency work orders in 24 hours to prevent damage to property
Work with Community Learning Centers Inc. to place CLCs in three communities over the next five years
Continue PHA support of four police substations located inside public housing complexes

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
Utilize a working family preference to increase the number of working families

Accept up to five referrals per year from Interact to place persons escaping domestic violence

Offer assistance to purchase homes through RHA's Homeownership University

Maintain service to 125 public housing families per year under FSS and 42 families under the Section 8 FSS Program

Continue to provide staff representation on boards of local service providers as requested and feasible

Provide counseling to at least 10 families per year to enable them to become homeowners

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
- Continue the scattered site policy of purchasing single family homes in non-minority, non-poverty neighborhoods for public housing

Other PHA Goals and Objectives: (list below)

Complete a successful HOPE VI revitalization for the Halifax Court property on time and within budget.

Seek continuation funding for Economic Development and Supportive Services to support the needs and encourage self-sufficiency for all public housing families including the elderly and disabled.

Submit an application for continuation of the Public Housing Drug Elimination Program to continue the fight to reduce drugs and crime in public housing.

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

RHA is a high performing housing authority. The following is a summary of the Agency Plan. RHA has adopted several selection preferences: Elderly and disabled singles have a preference over all other singles; Working families; elderly persons responsible for raising minor children; Victims of domestic violence (5 per year on a trial basis) and police officers can lease one unit per complex for the flat rate rent as deemed necessary by RHA. Minimum rent has been dropped to zero. The flat rents have been established and posted. RHA has completed policy changes as required by the Quality Housing and Work Responsibility Act of 1998 such as development of a pet policy, flat rent schedule, income exclusions, consolidation of Section 8 certificates and vouchers and so on. RHA will continue to administer the Family Self-Sufficiency Program for both public housing and Section 8. RHA has been awarded a HOPE VI grant for Halifax Court and intends to complete this program on time and within budget. RHA is the recipient of several grant programs which it will continue to seek renewal funding for such as the Economic Development and Supportive Services, Elderly Services Coordinator and the Public Housing Drug Elimination Program. RHA also has been awarded a Section 8 Welfare to Work Program. It is the intent of RHA to be the best housing authority possible while offering the best housing and the best resident opportunities for self-sufficiency. RHA plans to continue to work closely with its non-profit development arm to construct affordable rental units and homes for first time home buyers. The primary goal of RHA is to provide high quality affordable housing that blends with the community and to assist residents as they attempt to move toward economic independence.

iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Attachment A- Admissions Policy for Deconcentration
- Attachment B- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Attachment C- Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment D- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
XX	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	10409	5	5	5	5	4	4
Income >30% but <=50% of AMI	8816	5	5	5	4	4	4
Income >50% but <80% of AMI	16061	4	4	4	4	4	4
Elderly	2704	4	3	3	5	3	2
Families with Disabilities	TBD						
Race/Ethnicity Black	6683	5	3	3	3	4	3
Race/Ethnicity White	172	3	3	3	4	4	3
Race/Ethnicity Unknown	28431						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999-2000 Annual Update
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1998-1999
- Other sources: (list and indicate year of information)
City of Raleigh Planning Department Growth and Development Report – Spring 1999
Wake County Housing Affordability Study- February 1999
Wake County Housing Report- January 1994
Raleigh Census Tract Data 1990

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4607		
Extremely low income <=30% AMI	4469	97%	
Very low income (>30% but <=50% AMI)	138	3%	
Low income (>50% but <80% AMI)	0	0	
Families with children	3586	78%	
Elderly families	215	5%	
Families with Disabilities	806	17%	
Race/ethnicity White	307	7%	
Race/ethnicity Black	4255	92%	
Race/ethnicity American Indian	16	.04%	
Race/ethnicity Spanish American	16	.04%	
Race/Ethnicity Other	13	.02%	
Characteristics by Bedroom Size (Section 8 Only)			
1BR/0BR	1009	22%	

Housing Needs of Families on the Waiting List			
2 BR	2231	48%	
3 BR	1178	25%	
4 BR	171	4%	
5 BR	18	1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
Public Housing	# of families	% of total families	Annual Turnover
Waiting list total	1881		
Extremely low income <=30% AMI	1843	98%	
Very low income (>30% but <=50% AMI)	37	2%	
Low income (>50% but <80% AMI)	1	0	
Families with children	1397	74%	
Elderly families	66	4%	
Families with Disabilities	418	22%	
Race/ethnicity(W)	122	6%	
Race/ethnicity (B)	1739	93%	
Race/ethnicity American Indian	5	.03%	

Housing Needs of Families on the Waiting List			
Race/ethnicity Spanish American	6	.03%	
Race/ethnicity Other	9	.05%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR/0BR	653	35%	
2 BR	842	45%	
3 BR	340	18%	
4 BR	44	.03%	
5 BR	2	.003%	
5+ BR	0	0	
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Consider requests for bond financing that add to affordable housing supply

Look for opportunities to add affordable units in partnership with PHA non-profit subsidiary.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships

- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Implement income exclusions for families leaving welfare for work as required by QWHRA

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Seek tax credit funding for elderly housing

Convert 4 efficiency apartments in an elderly high rise to two large one bedroom units to increase space available for medical equipment

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Affirmatively provide accommodation to enable persons to live independently

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Participate in community activities to promote PHA programs

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	3,275,000	
b) Public Housing Capital Fund	1,127,985	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	14,300,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	110,025	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Elderly Services Coordinator	18,325	Support PH elderly/disabled
HOPE VI Revitalization	4,395,500	Halifax Court Revitalization
PH Drug Elimination	220,050	Continue PHDEP
EDSS	199,000	PH Support
Section 8 FSS Coordinator	27,450	S8 support
3. Public Housing Dwelling Rental Income	3,087,000	Support PH

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Nondwelling rental	11,000	Support PH
Interest Earned	142,000	Support PH
Excess Utilities	63,000	Support PH
Other Income Late/MT charges	154,000	Support PH
4. Non-federal sources (list below)		
Project Self-Sufficiency, Inc.	9,000	Promote self-sufficiency
Total resources	27,139,335	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) The top 50 by date and time
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

Credit Histories are checked for judgments, evictions and property damage

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

PHA Applications Office

Main Administrative Office for Section 8

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply

Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

Residents may transfer in order to maintain employment in special situations
To accommodate a physical limitation.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Elderly persons raising minor children

Elderly and disabled singles over other singles

Persons in need of a wheelchair accessible unit and an accessible unit is available

Working families are defined as working 35 hours per week for the previous six months

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

3 Victims of domestic violence

Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

2 Elderly persons raising minor children

1 Elderly and disabled singles over other singles

1 Persons in need of a wheelchair accessible unit and an accessible unit is available

1 Working families are defined as working 35 hours per week for the previous six months

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

Community Newsletter

Postings in all PHA offices

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes

- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

PHA Applications office

Main Section 8 Administrative Office

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

First extension for 30 days based on completed housing search record showing contacts they have made to identify a unit.

Second extension for 30 days based on housing search record

Health reasons such as illness and/or hospitalization

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

Posting in PHA offices

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 - Other (list below)
- Communication with service providers and other government agencies

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
- If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments

- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually) Preservation Vouchers		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
HOPWA		
Welfare to Work		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (1) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Halifax court
2. Development (project) number: NC2-2/NC 2-4 (Contiguous)
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:Halifax Court	
1b. Development (project) number:NC 2-2 & NC 2-4	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>20/04/00</u>	
5. Number of units affected: 318	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 12/02/99 b. Projected end date of activity:08/31/03	

Demolition/Disposition Activity Description	
1a. Development name:Eastwood Court	
1b. Development (project) number:NC 2-20	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>5/31/00</u>	

5. Number of units affected: 4
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 05/31/00 b. Projected end date of activity:06/01/01

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
--

1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)

5. Number of units affected:
6. Coverage of action: (select one)
- Part of the development
- Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)
Attachment D

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
Attached at Attachment (File name) Attachment E
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Raleigh
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

Focusing housing resources on families with incomes at or below 30 %AMI

Demolition of dilapidated Halifax Court to revitalize the community

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Focusing housing resources on families with incomes at or below 30 %AMI

Demolition of dilapidated Halifax Court to revitalize the community

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

ATTACHMENT A

RALEIGH HOUSING AUTHORITY

DECONCENTRATION PLAN

Introduction

On October 8, 1998 Congress passed the Quality Housing and Work Responsibility Act of 1998 (QHWRA). It was signed into law by the president on October 21, 1998. It amends the United States Housing Act of 1937. Section 513 of the QHWRA makes several amendments relating to the deconcentration of poverty and income targeting. This section of the QHWRA is effective immediately following a public review and comment period. This policy sets forth the Deconcentration Plan for the Raleigh Housing Authority and is part of the Agency Plan.

Background

The Raleigh Housing Authority (RHA) manages 2002 public housing units and 1800 Section 8 certificates and vouchers. RHA is located in the City of Raleigh which is one of the fastest growing areas in the country and has been for nearly a decade. The Raleigh MSA also has the highest Area Median Income in the State of North Carolina at \$59,500. As a result the demand for affordable housing is very high as indicated by a waiting list of over 3000 applicants for public housing and section 8 assistance.

Following years of utilizing the Federal Selection Preferences as mandated, RHA eliminated all preferences once the federal preferences were suspended. Applicants have been housed on a first come, first served basis since 1996. This action was taken in an effort to counter-balance the effect of housing families under the federal preferences for several years. RHA also has used a "one turn down rule". As applicants come to the top of the list for public housing they are offered the next unit available in the appropriate bedroom size. If they refuse this unit they go to the bottom of the waiting list.

Data Collection Process

Data was secured relating to the incomes of public housing families and adjacent census tract information to form a basis for comparison. The following indicates the steps taken by RHA:

1. RHA looked at both the average and median incomes in all public housing developments to use for comparison. Then each development was ranked as a percentage of the census tract median using both the average and median income of the development.
2. The City of Raleigh provided Census Tract information from 1990. City staff indicated this is the only census information available. The analysis is based on information secured from the Government Information System computer.
3. RHA has implemented the policy of purchasing single-family homes in non-minority areas of the city since 1996. These homes are each evaluated to determine racial and economic mix of the neighborhoods prior to purchase. Each home is in a separate location and therefore there are numerous census tracts included in a single development grant. To develop a

uniform method for comparison, RHA averaged the incomes of all the census tracts abutting the homes purchased under a single development grant to arrive at a median income for the census tract.

Findings

There were a number of findings:

1. Areas with the largest discrepancies in income between public housing and the surrounding census tract were in the highest income census tracts.
2. The lowest income public housing communities were in the four largest developments which account for more than 60% of RHA's housing stock.
3. The lowest incomes were also found in the four oldest developments.
4. The only two elderly high rises at the Raleigh Housing Authority are among the six (6) lowest income developments.
5. The highest income developments are the scattered site single family homes.
6. Excluding the single-family homes, the next highest income developments are the newer scattered site developments generally composed of fewer than 50 units.
7. The developments with the smallest discrepancies in income between public housing and the surrounding census tracts are generally inside the beltline near the downtown area.
8. The average income of all public housing developments is between 21% and 75% of the surrounding census tract median income.

Analysis

Based on the data collected the following analysis indicates the results:

1. Regarding deconcentration, the most up-to-date numbers available from the City of Raleigh are from the 1990 Census. Since that census, many changes have occurred in our community. Raleigh is one of the fastest growing cities in the country. Therefore, decisions made based on these antiquated numbers would be inherently flawed. It would be worthwhile to revisit deconcentration using the year 2000 Census data. However, for the rest of this discussion we will assume these numbers to be valid and up-to-date.
2. The five oldest and largest developments have the lowest average income. We believe this is because:
 - An array of supportive services are available in these communities.
 - These services attract welfare recipients and other fixed-income populations.
 - Fixed income populations such as welfare recipients and the elderly tend to remain in occupancy longer than working families.
3. The lowest income developments are located in areas of the city with the lowest incomes. **NOTE:** This is a goal of deconcentration.
4. Scattered site occupancy requires access to transportation. Working families tend to be more mobile and require fewer supportive services. This has tended to concentrate higher

income families in the higher income sections of the community in the scattered site developments. **NOTE:** This is a goal of deconcentration.

5. The highest income developments excluding the single-family homes are Terrace Park (NC 2-22) and Berkshire Village (NC 2-25). These units were awarded as Family Self-Sufficiency Incentive units. Therefore, they have attracted higher income families motivated by the FSS Program.
6. The single-family homes are incentive housing and reserved for working families and/or Family Self-Sufficiency participants making progress under their self-sufficiency plan. Many of these occupants are preparing for home purchase which requires a higher income.
7. To place the poorest applicants in the developments with the highest average incomes would be to deny the families access to public transportation and supportive services which is illogical, counter-productive and contrary to all welfare-to-work initiatives. (As a point of reference, Raleigh does not have a well-developed transportation system that serves all areas of the city equally.)
8. In Raleigh, deconcentration is at odds with mixing the incomes in the public housing developments. For example, Chavis Heights has the highest income in comparison to the surrounding census tract. To deconcentrate, lower income families would be selected for occupancy. However, Chavis Heights has the second lowest average income (tied with Walnut Terrace) among all RHA developments. In order to achieve a mixed-income development, higher income applicants would be selected for occupancy. Summarizing, to meet deconcentration goals Chavis Heights needs more lower income residents; to meet mixed-income goals Chavis Heights needs more higher income residents.

Recommendations

1. RHA's current policy of using the newest developments as incentive housing for working families and FSS participants has been effective in achieving the U. S. Department of Housing and Urban Development's (HUD) goals for deconcentration by placing the highest income families and lower income families with the highest potential for self-sufficiency in higher income census tracts. This policy should be retained.
2. A working family preference would have the effect of increasing the average income in all developments (especially those in the higher income census tracts) and should be developed as part of RHA's Agency Plan. This Agency Plan will be submitted after HUD publishes regulations specific to the new ceiling rents, flat rents, phased rents, voluntary savings accounts, etc.
3. If unsuccessful this year, RHA should continue to seek HOPE VI Revitalization funding to redevelop Halifax Court, the lowest income development in the RHA inventory.
4. Reconfiguration of the efficiency apartments in the largest elderly high rise into one-bedroom apartments will improve marketability to higher income elderly residents. **NOTE:** Because all eligible applicants are selected for occupancy in a reasonably short period of time, this recommendation can be implemented without any negative impact on elderly applicants.
5. Marketing tools will be developed to promote the lower-income, inner city communities to make them more appealing to higher income families. The supportive services available in these communities are tremendous. For example, Chavis Heights has a City Recreation center adjoining it that includes a park, walking track, swimming pool and Community

Learning Center. RHA is actively encouraging service providers to expand their outreach to the smaller communities. Often service providers want to recruit in the very large public housing communities because they feel participation levels will be higher. RHA encourages providers to expand their areas of focus and to consider adding transportation for the scattered site units. Many providers are open to this possibility if the need is expressed to them. This is an ongoing activity of RHA.

PHA Plan Table Library

Component 7

Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CGP 709 FFY of Grant Approval: (09/1999)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	35000
4	1410 Administration	255000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	100000
8	1440 Site Acquisition	
9	1450 Site Improvement	244166
10	1460 Dwelling Structures	1596804
11	1465.1 Dwelling Equipment-Nonexpendable	50000
12	1470 Nondwelling Structures	28000
13	1475 Nondwelling Equipment	85000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	165000
20	Amount of Annual Grant (Sum of lines 2-19)	2555970
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Attachment B

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC2-1/NC 2-3 Chavis Heights	Paint/repair	1460	25000
	Cabinets	1460	45000
	Heating boiler replacement	1460	65000
	Install backflow devices	1450	5000
	Sewer/ waterline repair	1450	172500
NC 2-2/NC 2-4 Halifax Court	Paint Units	1460	10000
	Heating boiler replacement	1460	40000
NC 2-5 Walnut Terrace	Clean storm drains	1460	5000
	Paint/repair units	1460	25000
	Replace cabinets and counters	1460	40000
	Landscaping/erosion	1450	15000
	Sidewalk repair	1450	20000
NC 2-6 Glenwood Towers	Carpet replacement	1460	20000
	Reconfigure Units	1460	84500
	Hall lights/ceiling fans	1460	52000
	Interior Improvements	1460	100000

Attachment B

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC2-7 Kentwood	Vinyl Siding Repairs	1460	15000
NC 2-10 The Oaks	Paint Interiors	1460	10000
	Replace Closet doors	1460	20000
NC 2-11 Mayview	Hand rail repairs	1460	10000
	Water proof foundation	1460	50000
NC 2-12 Heritage Park	Renovate bathrooms	1460	50000
	Repair wood floor systems	1460	90000
	Roof replacement	1460	75000
NC2-13 Heritage Park	Cabinet replacement	1460	42000
	Paint Interior	1460	12500
NC 2-14 Meadow Ridge	Landscaping	1450	5000
	Water Lines	1450	20000
	Install gutters	1460	22000

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC2-14 Meadow Ridge	Paint Interiors	1460	15000
	Replace shingles	1460	65000
NC 2-15 Carriage House	Air Conditioners	1460	20000
NC 2-18 Birchwood	Cabinets	1460	45000
	Floor Repairs	1460	60000

NC 2-19 Valleybrook Attachment B	Cabinets	1460	25000
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC 2-20 Eastwood	Landscaping	1450	5000
	Cabinets	1460	55471
	Floor Repairs	1460	70000
NC 2-21 Stonecrest	Air Conditioning	1460	100000
NC 2-22 Terrace Park	Window Replacement	1460	42000
	Repair Bathrooms	1460	5000
NC 2-25 Berkshire	Erosion	1450	1666
	Air Conditioning	1460	100000

Attachment B

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NC2-1 Chavis Heights	September 30, 2000	December 31,2000
NC 2-2 Halifax Court	September 30, 2000	December 31,2000
NC2-3 Chavis Heights	September 30, 2000	December 31,2000
NC 2-4 Halifax Court	September 30, 2000	December 31,2000
NC 2-5 Walnut Terrace	September 30, 2000	December 31,2000
NC 2-6 Glenwood Towers	March 31, 2000	June 30, 2000
NC 2-7 Kentwood	June 30, 2000	September 30,2000
NC 2-10 The Oaks	June 30, 2000	September 30,2000
NC 2-11 Mayview	June 30, 2000	September 30,2000
NC 2-12 Heritage Park	September 30,2000	December 31,2000
NC 2-13 Heritage Park	September 30,2000	December 31,2000

Attachment B

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NC 2-14 Meadow Ridge	September 30, 2000	March 31, 2001
NC 2-15 Carriage House	September 30, 2000	March 31, 2001
NC 2-18 Birchwood	September 30, 2000	March 31, 2001
NC 2-19 Valleybrook	September 30, 2000	March 31, 2001
NC 2-20 Eastwood	December 31, 2000	March 31, 2001
NC 2-21 Stonecrest	December 31, 2000	March 31, 2001
NC 2-22 Terrace Park	December 31, 2000	March 31, 2001
NC 2-25 Berkshire Village	December 31, 2000	March 31, 2001

Attachment C

PUBLIC HOUSING DRUG ELIMINATION PROGRAM (PHDEP)

1.0 OVERVIEW

In accordance with the Quality Housing and Work Responsibilities Act of 1998 the Raleigh Housing Authority has established this Safety and Crime Prevention Plan which incorporates the following requirements:

- A. Safety measures on a jurisdiction-wide basis to ensure the safety of the residents living in public housing owned and operated by the Raleigh Housing Authority.
- B. The partnership between the Raleigh Housing Authority and the Raleigh Police Department has resulted in some very effective programs. The Raleigh Police Department provides police service for all Raleigh Housing Authority properties within the department's jurisdiction in the City of Raleigh. This includes responding to all law enforcement calls for service, patrolling neighborhoods to deter crime, enforcing criminal and traffic laws, investigating incidences of crime, and identifying and apprehending criminals. Raleigh Housing Authority will continue its success rate to enhance the Public Housing Drug Elimination Program activities and increase resident participation. The program will target eighteen (18) communities. We will continue our collaborating efforts with existing agencies and develop partnership with other Human Service agencies. The partnership between the Raleigh Housing Authority and the Raleigh Police Department has resulted in a number of innovative and effective programs. These include four Community Police Assistance Stations in Raleigh's four largest public housing communities as well as a mobile police station to bring community policing services to smaller public housing neighborhoods. The established partnership we share with the Raleigh Police Department enables us to have a successful community-policing program in our public housing communities to combat the sale and use of illicit drugs.

The Raleigh Housing Authority owns and operates developments that are scattered throughout the City of Raleigh.

Name of Development	Project Number	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	TOTAL
Chavis Heights	NC2-1&3		45	204	45			294
Halifax Court	NC2-2&4		45	224	47			316
Walnut Terrace	NC2-5		48	92	106	46	6	298
Glenwood Towers	NC2-6	181	119					300
Kentwood	NC2-7		4	20	42	21	2	89
The Oaks	NC2-10			26	14	10		50
Mayview	NC2-11			40	20			60
Heritage Park	NC2-12&13		30	44	28	12	8	122
Meadow Ridge	NC2-14		8	28	18	4	2	60
Carriage House	NC2-15	88	12					100
Birchwood	NC2-18			30	16	4		50
Valleybrook	NC2-19			29	17	4		50
Eastwood Court	NC2-20			24	22	4		50
Stonecrest	NC2-21			26	16			42
Terrace Park	NC2-22			8	42			50
Berkshire Village	NC2-25				40			40
Scattered Sites	NC2-31			4	16			20
Scattered Sites	NC2-32				21	1		TBD

1.0 SAFETY AND CRIME PREVENTION NEEDS OF OUR COMMUNITIES

The Raleigh Housing Authority intends to apply for future PHDEP grants.

Drugs are still in the public housing communities even with on-site police substations. Recently, there has been a decrease in the amount of drugs seized and open air drug dealing. Much of the dealing is conducted inside the apartments. This makes it much more difficult for officers to gather evidence against the offenders. There are surveillance cameras throughout some of the communities. The Raleigh Housing Authority seeks advice and suggestions from the Raleigh Police Department to improve the security and ways to reduce crime in the communities. The Housing Authority and the Raleigh Police Department are developing more creative approaches to gathering information on the drug trade and other crime in public housing.

While most of the numbers in the annual police report represent good news, the statistics also reveal a continued increase in juvenile crime. The number of people arrested who were younger than 18 increased 18 percent. Juvenile arrests for drug offenses increased 12 percent and aggravated assaults 31 percent.

The Raleigh Housing Authority does maintain some basic information regarding incidents of security and crime problems on and around its developments.

The following chart indicates an analysis of the Calls for Service to public housing neighborhoods.

1998 Calls for Service/RHA Communities

Assaults	222
Burglary	82
Domestic	550
Drug law violation	522
Larceny	125
Shots fired/someone shot	72
Vandalism	125
Warrants served	362
Talk with officer	474
Loud music/noise	183
Loitering	15
Drug Overdose	9
Robbery	15
Trespassing	110
Stabbing	9

1.0 GOALS AND OBJECTIVES

We have the following goals and objectives:

- A. Apply for and receive PHDEP funding.
- B. Continue to reduce crime in the public housing communities.
- C. Strengthen working relationships with local service providers.

2.0 CURRENT CRIME AND SAFETY ACTIVITIES

The Raleigh Housing Authority is engaged in the following anti-crime activities:

- A. We have adopted and implemented a “one strike” policy.
- B. We have implemented and are enforcing strict lease enforcement policies and procedures.
- C. We are conducting strict applicant screening.

ATTACHMENT D

SUMMARY OF RESIDENT COMMENTS ON THE AGENCY PLAN

On October 13, 1999, RHA staff presented the agency plan to the resident presidents. A Section 8 resident was identified and invited to attend but canceled on the day of the meeting. A copy of the plan was sent to the Section 8 Representative for input. The following summarizes their comments.

- The pet policy was by far the policy that had the least amount of support. Most residents feel that pets such as dogs will add problems to their community. They were very concerned about barking, biting and sanitation concerns. Residents encouraged RHA to develop very stringent policies to control this problem. Only one resident felt pets should be allowed.
- Flat Rents- The Flat Rent Schedule was shared with residents. At first they responded that the rents seemed very high. Once it was explained that these rents were meant to mirror market rate rents they understood the idea. However, they were skeptical that many residents would take advantage of them because they would probably leave first.
- Preferences- In general residents supported our preferences except for the domestic violence requirement. They did not want these families to have a preference because they felt they would bring problems into the community. RHA explained this was a suggestion from congress and that we were going to try this for two years to assess whether it works or not. We also explained the additional requirements of having a restraining order and being actively receiving counseling. In fact, only persons with a referral from Interact would be accepted.
- Minimum Rent- The residents were in support of a \$50 minimum rent. They were disappointed that we were changing it to zero. Once it was explained that enforcement

of the minimum rent of \$50 would be an administrative burden and how it would be difficult to evict anyone, they understood our approach. Residents would still prefer to see a \$50 minimum rent.

- Moving from public housing to Section 8- RHA explained its plan to require all accounts to be paid in full under public housing before allowing a resident to switch to Section 8 assistance. Residents supported this proposal because they have to pay their bills and so should others going over to Section 8.
- Exclusions of income for persons leaving welfare for work. This policy received mixed reviews. About half of the residents seemed very frustrated that welfare recipients seem to get all of the advantages. The other half felt this would encourage people to go to work. One resident asked what this would mean for the FSS escrow accounts. RHA explained that if they did not pay a rent increase there would not be anything to go into savings. Residents were happy to hear that we were continuing the FSS Program on a voluntary basis.

The discussions went very well. Many of the policies that were discussed had been shared with the residents weeks, and in some cases, months in advance. Each time a policy goes out for public comment the resident presidents receive a copy. There have not been any written comments received either from residents or the public.

