

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 2001

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

PHA Plan Agency Identification

PHA Name: Raleigh Housing Authority

PHA Number: NC- 002

PHA Fiscal Year Beginning: (mm/yyyy) 04/2001

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 units
Encourage resident self-sufficiency to move families up and out of public housing
Full utilization of 700 welfare to work vouchers

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 94%
 - Improve voucher management: (SEMAP score) TBD
 - 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 a grade of "A" for SEMAP once regulations are finalized

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

Complete the 14th consecutive year of no findings on the agency's financial audit

Inspect 100% of public housing units to insure HQS compliance.

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

Visit each public housing property at least weekly to monitor appearance and identify potential problems.

Complete the approved FY 1999 HOPE VI Revitalization Plan by 12/2004

- 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)

Purchase at least 28 single-family homes per year under the HOPE VI Program

Provide single-family homes for public housing FSS participants

Partner with non-profit to construct 90 units of elderly tax credit units under the HOPE VI Grant.

Start construction of mixed-finance community funded under HOPE VI.

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)

Screen all applications for criminal records, landlord references, sex offender registrations and credit with emphasis on prior evictions and property damages. Use funding to upgrade public housing communities to blend with the surrounding communities.

Continue to turn emergency work orders within 24 hours.

Work with Community Learning Centers Inc. to place one additional CLC in a public housing community in 2001-2002.

Continue PHA support of three police substations located in public housing units and support the mobile community police assistance station.

House police officers in communities with crime problems to focus on prevention and lease enforcement. Placement will be determined by police interest and resident requests.

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)

Offer money management and credit cleansing workshops at least once each quarter.

Continue to participate in the FSS Program and offer the escrow savings account for as long as financially feasible for the agency.

Convene regular meetings of the Community Task Force comprised of area service providers, residents and staff to coordinate services and avoid duplication of services. Task Force will help to define strategies for outreach and outcome measures.

Provide case management services for both public housing and Section 8 families under the Economic Development and Supportive Services grant and HOPE VI.

Reapply for EDSS funding to continue programs.

Seek renewal of Section 8 FSS Coordinator funding.

Continue staff representation on boards of local service providers

Provide counseling assistance to 30 persons per year for home ownership.

Provide money management training for 75 families per year

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 locations for incentive public housing rental units.
Provide sound management and maintenance of public housing units to enable them to blend seamlessly with the surrounding neighborhoods to reduce the effects of the “Not in my back yard” attitude.

Other PHA Goals and Objectives: (list below)

Complete the HOPE VI Program on a four-year time line.
Seek continuation funding for the PHDEP, EDSS and Section 8 FSS Coordinator programs to accomplish the goals specified in those grant applications.

Completed Goals

Received tax credit funding for 90 unit elderly complex.
Demolition completed of NC 2-2 and NC 2-4 (318 Units).
Converted 8 efficiency apartments into 4 one bedrooms in Glenwood Towers.
Closed out development grant for project NC 2-32.

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 continues to be rated as a high-performing housing authority. Selection preferences remain unchanged from last year. Minimum rent remains at zero. The flat rents have been determined and are posted. RHA has not implemented any discretionary income exclusions and does not intend to do so in the immediate future. RHA has been making assessments of all the properties it owns to determine viability. RHA has decided to dispose of four units of public housing located in a rapidly declining neighborhood. These units are isolated from the main community. This determination was made in last year's agency plan. RHA has now had the opportunity to consult with the affected residents and will follow-through with the disposition request. RHA continues to implement FSS Programs for both public housing and Section 8 participants. RHA is moving ahead with the implementation of the HOPE VI Program for the former Halifax Court public housing community. Activities are on time and within budget. RHA will seek renewal funding for the Public Housing Drug Elimination Program and the Economic Development and Supportive Services grant programs. Both these resources have proved to be invaluable in meeting the needs of our residents. RHA received 700 Section 8 Welfare-to-Work vouchers last fiscal year. RHA has fully utilized these vouchers. RHA will continue to partner with its non-profit development subsidiary to pursue ways of adding affordable housing to our community including both rental and home purchase options.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (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:

- Admissions Policy for Deconcentration
- A 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

- B- FY 2000 Capital Fund Program 5 Year Action Plan
- F- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Attachment C- Community Service Plan
 - Attachment D- Pet Policy
 - Attachment E- Resident Assessment Survey Follow-up Plan
 - Attachment F- PHDEP Template
 - Attachment G- Resident Advisory Board Membership
 - Attachment H- Statement of Progress
 - Attachment I- Deconcentration Policy Statement

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
XX	Public Housing Deconcentration and Income Mixing	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Awaiting Issuance of regulations	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	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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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 (PHDEP) 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 903.7 9 (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	10901	5	4	4	2	3	4
Income >30% but <=50% of AMI	9116	5	3	3	2	3	4
Income >50% but <80% of AMI	15351	4	2	2	2	3	2

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Elderly	3344	5	2	2	4	4	4
Families with Disabilities	Data not available	5	4	4	5	4	3
Race/Ethnicity (White)	21673	3	3	3	3	3	3
Race/Ethnicity (Black)	13159	3	3	3	3	3	3
Race/Ethnicity (Hispanic)	536	3	3	3	3	3	3
Race/Ethnicity							

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: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
City of Raleigh Planning Department Growth and Development Report-Spring 1999
City of Raleigh One Year Action Plan FY 2000-2001
City of Raleigh Five Year Consolidated Plan
Wake County Consolidated Plan FY 2000-2005
Raleigh Trends- October 2000
Fair Housing Impediment Study Update- January 1998

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	1312		
Extremely low income <=30% AMI	1230	94%	
Very low income (>30% but <=50% AMI)	80	5%	
Low income (>50% but <80% AMI)	2	<1%	
Families with children	569	43%	
Elderly families	92	7%	
Families with Disabilities	390	30%	
Other singles	261	20%	
Race/ethnicity (Black)	1185	90%	
Race/ethnicity (White)	82	6%	
Race/ethnicity (Native American)	7	.05%	
Race/ethnicity (Other)	38	.03%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR+ 0BR	648	49%	
2 BR	357	27%	
3 BR	179	14%	
4 BR	69	5%	
5 BR	34	2%	

Housing Needs of Families on the Waiting List			
5+ BR	25	2%	
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 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	4359		
Extremely low income <=30% AMI	3895	89%	
Very low income (>30% but <=50% AMI)	445	10%	
Low income (>50% but <80% AMI)	19	<1%	
Families with children	3138	72%	
Elderly families	345	8%	
Families with Disabilities	675	16%	
Other singles	201	4%	
Race/ethnicity (Black)	3999	92%	
Race/ethnicity (White)	221	5%	
Race/ethnicity (Native American)	39	1%	
Race/ethnicity (Other)	100	2%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR + 0BR	1164	27%	
2 BR	1368	32%	
3 BR	985	23%	
4 BR	483	11%	
5 BR	218	5%	
5+ BR	141	3%	
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 the affordable housing supply. Look for opportunities to add affordable units (rental and/or purchase) through utilization of RHA's 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)

Minimum rent set at zero for families with no income.

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)

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)

Develop 90-unit elderly tax credit facility

Implement the marketing plan to recruit seniors

Convert efficiency apartments to one bedroom units to make them more marketable

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)

Identify community resources to help convert units needed for accessibility under Section 8 vouchers.

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 RHA Programs.

Acquire single-family homes in non-minority, non-poverty, starter communities.

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	3,599,607	
b) Public Housing Capital Fund	3,206,285	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	13,806,550	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	458,675	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
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)		
HOPE VI Revitalization	7,342,029	Redevelop Halifax Court
PHDEP	165,038	Combat drugs and crime in PH
EDSS	198,625	Move PH residents from welfare to work
3. Public Housing Dwelling Rental Income	2,618,447	Support PH
4. Other income (list below)		
Excess Utilities	62,474	Support PH
Non-dwelling Rental	16,880	Support PH
Interest Earned	260,824	Support PH
Other (Late & Maint. Charges)	259,983	Support PH
4. Non-federal sources (list below)		
a) Project Self-Sufficiency	9,000	Promote PH self-sufficiency
Total resources	32,004,417	

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) Top 50 by date and time of application
- 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 liens, judgements, evictions and property damages

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)

RHA Applications office

Main Administrative office for Section 8

At the completed HOPE VI development.

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? 1

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? 1

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 2

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)

Main applications office

(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 and disabled singles over all other singles
Elderly persons responsible for raising minor children

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

* Working families defined as 35 hours per week or more 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.

2 Date and Time

Former Federal preferences:

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

- 1 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)

1 Elderly and disabled singles over all other singles

1 Elderly persons responsible for raising minor children

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

1 Working families defined as 35 hours per week or more for the previous six months (same as above)

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 the communities and administrative 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?

**RHA will complete another analysis once the final regulations for deconcentration are issued. This will be submitted separately.

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)
- Main administrative office of Section 8 program
- Adjacent satellite applications 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 secure a unit.

Second extension for 30 days based on housing search record.

Health reasons such as hospitalization and/or illness.

(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)

Elderly and disabled singles over all other singles

Elderly seniors legally responsible for raising minor children

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.

2 Date and Time

Former Federal preferences

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

- 1 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)
- 1 Elderly and disabled singles over all other singles
 - 1 Elderly seniors legally responsible for raising minor children

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)

Postings in authority 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)

Through contact with service providers and other government agencies

Press Releases

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)

Availability of units within payment standards outside minority areas

(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)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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)
- (2) 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 A

-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 B

-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	
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: (07/15/01)	
5. Number of units affected: Cleared site	
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:07/15/01	
b. Projected end date of activity:10/31/01	

Demolition/Disposition Activity Description	
1a. Development name: Halifax Court	
1b. Development (project) number:NC 2-2 and NC 2-4	
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: (10/31/01)	
5. Number of units affected: Cleared site	
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:01/31/02	
b. Projected end date of activity:03/31/02	

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: (01/10/01)
5. Number of units affected: Cleared site
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:04/01/02 b. Projected end date of activity:07/01/02

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

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) <input type="checkbox"/> Part of the development <input type="checkbox"/> 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 has 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 residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

- 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

Community Service Plan is included as Attachment C

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (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 used 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: PHDEP Plan Template)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policy is included as Attachment D

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?

No written comments were received but discussion resulted in some questions which RHA responded to in writing.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

The Resident Advisory Board met to go over a draft of the Raleigh Housing Authority's Agency Plan for 2001. Each attendee was provided a draft of the Agency Plan Template, copies of the Pet Policy, Community Service Policy and Resident Assessment Survey Follow-up Plan. A staff person from the Development Department attended the discussion to go over the annual and Five-year Capital Fund Plan and addressed questions and concerns. Each resident also received information on the process for submitting comments and time lines for submitting them.

The following is a summary of the comments:

- It was suggested that RHA should move under-housed families into other units before moving in anyone from the waiting list. Our policy for addressing medical transfers was also discussed. Residents questioned why it seems to take so long to transfer families in inappropriate bedroom sizes. Residents suggested that under-housed families should be moved within their same community whenever possible.
- Residents questioned why did RHA drop its minimum rent to zero? Only one resident in attendance thought the zero minimum was good, the others felt that \$50 is the very minimum someone should pay for housing. RHA explained that this was changed due to the administrative burden of having to track this for all the affected families and documenting hardship. It would also prove difficult to evict anyone for failing to pay the minimum rent.
- Residents wanted to know why some utility checks are made out to the resident and Carolina Power and Light (CP&L) while others are made payable only to the residents. Staff at the meeting could not answer this question and promised a written response to this issue at the next Inter-Community

Council meeting in November 2000. (Agency Response: Utility checks are made out to resident and CP&L, however, some businesses will cash them with only one signature.)

- Our lease prohibits the washing of cars in all our communities. Residents wanted to know why this was true in cases where they pay their own water bills? The staff present could not answer this question but promised to provide a written response. (Agency Response: This was changed in the last lease revision and anyone paying their own water cost can wash their cars.)
- The pet policy to allow for dogs and cats in public housing was strongly objected to by all residents in attendance. They stated that pets subjected residents to health hazards and safety problems. They asked what they could do to eliminate this policy. RHA staff stated this is a statutory policy and only Congress could change it. Staff agreed to provide contact information for congressional representatives to enable residents to make their concerns known.
- The final major area of concern for the residents centered on unsupervised children and the vandalism they cause. Residents suggested that RHA make examples of several families by evicting them for the behavior of their unruly children. There was a lengthy discussion of the difficulty RHA has making a case sufficient to win eviction in these instances.

Each resident was encouraged to share the information they received at this meeting with the other residents of their communities. They were provided a handout that indicated the process for submitting comments and the deadline for doing so. Staff offered to attend individual resident council meetings to discuss the agency plan if the residents requested it. It was also agreed that time could be set aside at the authority-wide resident meeting on November 14th to discuss issues as well.

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)

Residents objected to allowing cats and dogs in public housing but this is a statutory requirement and cannot be changed by RHA.

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)

Focusing housing resources on families with incomes below 30% AMI

Removal of dilapidated housing stock through the HOPE VI Revitalization

- Other: (list below)

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

City to contribute \$500,000 for HOPE VI redevelopment

Provision of second mortgages to first time homebuyers

D. Other Information Required by HUD

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

Definition of Substantial Deviation

RHA will revise its agency plan when policy changes will have a significant impact on a large number of residents or applicants or when there is a dramatic impact on agency operations. Changes will be developed in compliance with HUD regulations and public comment requirements.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- Attachment A- Capital Fund Annual Statement
- Attachment B- Five-year Action Plan for Capital Fund
- Attachment C- Community Service and Self-Sufficiency Policy
- Attachment D- Pet Policy
- Attachment E- Resident Assessment Survey Follow-up Plan
- Attachment F- PHDEP Plan Template (File Named PHDEP Plan.)
- Attachment G- Resident Advisory Board Members
- Attachment H- Statement of Progress
- Attachment I- Deconcentration Policy Statement

Table Library

Attachment A

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NC19P00250300 FFY of Grant Approval: (2001)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	134,372
3	1408 Management Improvements	20,000
4	1410 Administration	320,628
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	100,000
8	1440 Site Acquisition	
9	1450 Site Improvement	50,000
10	1460 Dwelling Structures	1,219,470
11	1465.1 Dwelling Equipment-Nonexpendable	53,500
12	1470 Nondwelling Structures	25,000
13	1475 Nondwelling Equipment	85,000
14	1485 Demolition	
15	1490 Replacement Reserve	948,000
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	250,315
20	Amount of Annual Grant (Sum of lines 2-19)	3,206,285
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	

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
NC2-1,3 Chavis Heights	Paint/Repair Interiors (partial)	1460	25,000
NC2-5 Walnut Terrace	Erosion/Sidewalks	1450	50,000
NC2-7 Kentwood	Paint Units (partial)	1460	50,000
	Replace Floors/Tiles (partial)	1460	165,000
NC2-10 The Oaks	Paint/Repair Interior s(partial)	1460	32,500
NC2-11 Mayview	Bath Tub Repairs (partial)	1460	160,000
NC2-14 Meadowridge	Air Conditioning	1460	150,000
NC2-19 Valleybrook	Cabinets	1460	130,000
NC2-21 Stonecrest	Gutters	1460	75,000
NC2-22 Terrace Park	Cabinets (partial)	1460	95,000
	Air Conditioning	1460	150,000
NC2-25 Berkshire	Paint Interiors	1460	77,500
	Replace Shingles	1460	79,470
HA Wide	Carpet	1460	30,000
ADMINISTRATION			
Administration		1410	320,628
Management Improvement		1408	20,000
A & E		1430	50,000
Fees & Cost		1430	50,000
Vehicles		1475	70,000
Non-Dwelling Equipment		1475	5,000
Non-Dwelling Building		1470	25,000
Equipment/Computer		1475	10,000
Contingency		1502	250,315
Central Office Building		1490	948,000
Dwelling		1465.1	53,500

**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)
NC2-1,3 Chavis Heights	2003	2005
NC2-5 Walnut Terrace	2003	2005
NC2-6 Glenwood	2003	2005
NC2-7 Kentwood	2003	2005
NC2-10 The Oaks	2003	2005
NC2-11 Mayview	2003	2005
NC2-12-13 Heritage Park	2003	2005
NC2-14 Meadowridge	2003	2005
NC2-15 Carriage House	2003	2005
NC2-18 Birchwood	2003	2005
NC2-19 Valleybrook	2003	2005
NC2-20 Eastwood	2003	2005
NC2-21 Stonecrest	2003	2005
NC2-22 Terrace Park	2003	2005
NC2-25 Berkshire	2003	2005
NC2-31,32 Scattered Sites	2003	2005

Attachment B

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-1,3	Chavis Heights		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Site work/tree pruning			50,000
Vinyl Fascia/Soffitt			227,372
Cabinets (partial)			45,000
Renovate Bathrooms			50,000
Water Lines/Sewer lines Replaced			75,000
Site work/tree pruning			55,000
Cabinets (partial)			100,000
Total estimated cost over next 5 years			602,372

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-5	Walnut Terrace		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Erosion/Sidewalks		65,000	2002
Site Work (storm drains)		74,372	2003
Bathroom Lighting		55,000	2003
Heat Pump Units		300,000	2003
Site Work		65,000	2004
Paint Doors		60,000	2004
Total estimated cost over next 5 years		619,372	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-6	Glenwood Towers		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Air Conditioning Units		25,000	2002
Closet Curtains Replaced		100,000	2003
Install Door Bells		33,000	2003
Heat Pump Replacement (partial)		50,000	2004
Cabinets(partial)		200,000	2004
Replace Switch Gear Electrical		140,000	2004
Cabinets (partial)		150,000	2005
Total estimated cost over next 5 years		698,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-7	Kentwood		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Site Work			47,350
Air Conditioning			178,000
Interior Repairs (partial)			71,470
Stoves/Refrigerators			25,000
Furnaces/Bath Vents (partial)			60,000
Tub Surrounds			160,000
Paint units			70,000
Floor/Tile repair			75,000
Total estimated cost over next 5 years			686,820

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC2-10	The Oaks			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathroom Renovation(partial)			60,000	2002
Power Wash			25,000	2002
Gutters Installed			27,000	2002
Floor Tiles Replaced			75,000	2003
Site Work (erosion, Drainage)			55,000	2005
Paint Units			54,500	2005
Total estimated cost over next 5 years			296,500	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-11	Mayview		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Refinish Floors (partial)		30,000	2002
Gutters Installed		30,000	2002
Sidewalks		40,000	2003
Air Conditioning		147,000	2003
Replace Water Lines		85,000	2005
Replace Stoves/Refrigerators		50,000	2005
Total estimated cost over next 5 years		382,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-12,13	Heritage Park		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Work		50,000	2002
Replace Handrails		30,000	2002
Replace Baseboards		60,000	2003
Paint Interiors (partial)		50,000	2003
Cabinets (2-13 partial)		53,000	2004
Tub surrounds		100,000	2005
Paint Interiors (partial)		110,000	2005
Clothes pole Install		45,000	2005
Total estimated cost over next 5 years		498,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-14	Meadowridge		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint Interiors (partial)		35,000	2002
Site Work		45,000	2003
Cabinets		180,000	2004
Paint Interiors (partial)		50,000	2005
Power wash vinyl		35,000	2005
Vinyl Repair		25,000	2005
Patio Screen Repair		55,000	2005
Total estimated cost over next 5 years		425,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-15	Carriage House		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Air Conditioning (partial)			20,000
Hallway Borders			55,000
Refrigerators			25,000
Cabinets			102,000
Air Conditioning(partial)			25,000
Site Work			25,000
Security Doors System			65,000
Paving/Striping			40,000
Kitchen Cabinets			98,000
Total estimated cost over next 5 years			455,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC2-18	Birchwood			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Air Conditioning			150,000	2002
Gutters			40,000	2002
Repave Lot			60,000	2002
Replace Windows			159,000	2003
Floor Tiles (partial)			55,000	2003
Replace Doors			116,372	2004
Bathroom Renovations			150,000	2005
Paint Interiors			50,000	2005
Total estimated cost over next 5 years			780,372	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-19	Valleybrook		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Clean Roof Stains		65,000	2002
Paint Interiors		75,000	2002
Air Conditioning		148,000	2002
Replace Doors		100,432	2003
Site Work		40,373	2003
Replace Shingles		130,000	2004
Floor Repair/Replace Tile		150,000	2004
Power wash vinyl		25,000	2005
Total estimated cost over next 5 years		733,805	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC2-20	Eastwood			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Interior Painting (partial)			40,000	2003
Floor Tiles Replaced (partial)			50,000	2003
Replace Doors			100,000	2003
Air Conditioning			140,000	2003
Replace Exterior Doors			120,873	2004
Install Vinyl Siding			165,000	2005
Total estimated cost over next 5 years			615,873	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC2-21	Stonecrest		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Pave Lot		70,650	2002
Floor Tiles Replaced		60,000	2003
Site Work		30,000	2003
Install Vinyl siding		171,432	2004
Patio Screen Repair		25,000	2005
Total estimated cost over next 5 years		357,082	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC2-22	Terrace Park			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint Interiors (partial)			90,000	2004
Shingle Replacement			53,250	2005
Total estimated cost over next 5 years			143,250	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC2-25	Berkshire			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint Units (partial)			55,000	2003
Site Work			25,000	2003
Replace Stove/Refrigerators			33,600	2005
Total estimated cost over next 5 years			113,600	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Termite Inspection			104,500	2002
Carpet Replacement			40,000	2002
Carpet Replacement			35,000	2004
Furnaces/hot water heaters (partial)			102,500	2004
Carpet Replacement			50,000	2005
Replace Furnaces/hot water heaters (partial)			102,250	2005
Clean Storm Drains			75,000	2005
Total estimated cost over next 5 years			509,250	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	Administration		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Administration			320,628
Operations			135,000
Management Improvement			50,000
A & E			50,000
Fees & Cost			50,000
Non-Dwelling Equipment (Maintenance storage)			22,813
Vehicles			70,000
Non-Dwelling Building			275,000
Equipment/Computer			20,000
Contingency			256,502
Dwelling Equipment			50,000
Administration			320,628
Operations			175,000
Management Improvement			50,000
A & E			50,000
Fees & Cost			75,000
Non-Dwelling Equipment			25,000
Vehicles			90,000
Non-Dwelling Building			30,000
Equipment/Computer			20,000
Contingency			256,480
Dwelling Equipment (Ranges/Refrigerators)			50,000
Administration			320,628
Operations			185,000
Management Improvement			50,000
A & E			75,000
Fees & Cost			75,000
Vehicles			100,000
Non-Dwelling Equipment			15,000
Non-Dwelling Building			30,000
Equipment/Computer			30,000
Contingency			256,480
Dwelling Equipment (Ranges/Refrigerators)			50,000
Administration			320,628
Operations			167,577
Management Improvement			50,000
A & E			75,000
Fees & Cost			75,000
Dwelling Equipment (Ranges/Refrigerators)			75,000
Non-Dwelling Building			50,000
Non-Dwelling Equipment			30,000
Vehicles			150,000
Equipment/Computer			30,000
Contingency			256,480
_Total estimated cost over next 5 years			4,908,844

Total estimated cost over next 5 years	4,908,844	
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Attachment C

COMMUNITY SERVICE AND SELF-SUFFICIENCY POLICY RESPONSE

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a description of their Community Service and Self-Sufficiency programs. This portion of the Plan is divided into three sections:

- Our current resident programming
- How we intend to comply with income changes for welfare recipients; and
- Compliance with the community service requirements

First, let us describe our current resident programming. We are engaged in the following resident programs:

- **Meals on Wheels of Wake County** - Meals on Wheels of Wake County provides meals to needy residents. In 1998, 850 meals were provided to 58 residents in our senior buildings.
- **Inter-Community Council** - ICC is the authority-wide resident organization and they are very active in working with RHA to address the needs of our residents.
- **Wake County Human Services** - WCHS has worked together with RHA for many years. RHA staff has served on the Task Force that reviewed the state legislation for welfare reform to determine how to develop the local program, Work First. WCHS staff serve on the Project Self-Sufficiency Advisory Board. RHA has coordinated efforts to apply the income exclusion for welfare recipients going to work following the completion of training.
- **City Parks and Recreation** - The centers provide recreation programs for adults (including the Elderly) and youth. Some of the programs available at the centers include after-school enrichment, basketball, volleyball, football, teen night and rap sessions, ceramics for seniors, Mothers Morning Escape, many wellness and fitness activities, summer camps and Girls Club. These services are available to everyone.
- **Community Learning Centers, Inc.** - CLC established the first community learning center during 1998 in Heritage Park, a 120-unit public housing complex in downtown Raleigh. RHA and CLC pulled together resources from all over the state and secured hundreds of thousands of hard and soft dollars to construct and staff the center. The center with its dozen partners including the City of Raleigh provides adult and youth programs in computers, reading, tutoring, dropout prevention and parenting. This has served as a national model and has recently been presented at several conferences in Washington, D. C., Texas and Maryland. The second CLC opened in the Chavis Heights Park & Recreational facility.
- **Motheread** - Motheread is a nationally recognized contextual literacy program that works with parents and their children. Literacy is addressed using newspapers, children's literature, personal correspondence and other forms of written materials available to families on a daily basis. RHA has worked with Motheread for six years and has served 445 public housing residents during this time. They also conduct classes for fathers call Fatheread.
- **Wake Technical Community College** - WTCC has been a partner in self-sufficiency with RHA for nearly two decades. They provide many services and are always willing to try new approaches to serve our residents better. GED classes and Adult Education classes are offered throughout the

county. The Human Resources Development courses provide assistance in many areas critical to employment and self-sufficiency. They offer mini-workshops in areas such as money management, career assessment/goal setting, interviewing techniques, resume writing and life skills tailored to the needs of men and women individually. They provide a workshop to prepare adults for returning to post-secondary education, preparation for entering the world of work and to increase self-esteem. They also offer job-training programs in areas of customer services representative, electrical wiring and carpentry. The construction training will be helpful in getting residents hired during the redevelopment work. Wake Tech also offers associate degrees, college prep and many short term certificate and diploma programs.

- **SouthLight, Inc.** - This organization is a drug prevention, intervention and treatment facility. RHA has had a contract with them for nearly nine years to provide drug treatment. In addition they conduct outreach in all our communities and provide drug intervention. They are active in helping us to develop prevention activities for children and adults. Part of their instruction addresses life skills and giving families the tools to avoid drugs.
- **Jobs Partnership** - This is a collaboration between dozens of churches and area employers. This group includes all church denominations and is recognized as a national model. The Partnership provides mentoring, motivational speakers, job preparation, a twelve-week life skills class and gathers supportive services throughout the community to assist families with moving toward self-sufficiency. This is a faith-based organization that works with a wide range of churches in Wake County. Their primary focus is the development of a successful work ethic and placement into a living wage job. The Partnership has employers that work with them on a regular basis and continues to add new ones. The Partnership has consistently had a 92% job placement rate for persons graduating the program. The average Partnership graduate is placed in a job earning \$20,000.
- **Wake County Cooperative Extension** - The Extension provides a range of consumer and family education programs. For many years the Cooperative Extension has come on-site in public housing to provide 4-H clubs (which have been updated to attract city children), Expanded Food and Nutrition Education Program to teach nutrition, home buyers education and a number of other programs. These services are available to residents and non-residents throughout Wake County.
- **Wake County Public School System** - WCPSS has a close working relationship between RHA and the schools in Wake County. Over the last ten years the school system and RHA have been working together to improve the academic performance of public housing children. A drop-out prevention program works with middle school children to help keep them in school and inspire them to go on to post-secondary education. We have worked together to provide incentives to our children through field trips, gift certificates, school supplies and special recognition ceremonies. Parent/Teacher meetings are brought on site to enable parents to participate in the meetings since transportation is a problem.
- **N. C. Employment Security Commission Job Service** - ESC established nationally the first satellite Job Service office in a public housing community in Chavis Heights. This facility is available to anyone seeking a job or employment counseling. ESC provides the salaries for two staff persons to manage this facility and maintains the computer network necessary to provide on-line job information.
- **City of Raleigh** - RHA works with the City in the area of homeownership and provides a Home Buyer's Class to prepare participants for home purchase. The City also provides four (4) full-time

police substations and staff for the mobile compass station. They also contribute \$20,000 a year towards the After-School Tutorial Program.

- **Food Shuttle** - The local food shuttle delivers food to many of the communities at least once a week.

Second, we are in full compliance with the income change for welfare recipients requirement of the Quality Housing and Work Responsibility Act of 1998. We took care of the issue by modifying the income definitions in both our Admissions and Continued Occupancy Policy and our Section 8 Administrative Plan. The relevant section reads as follows:

2. If the amount of welfare is reduced due to an act of fraud by a family member or because of any family member's failure to comply with requirements to participate in an economic self-sufficiency program or work activity, the amount of rent required to be paid by the family will not be decreased. In such cases, the amount of income attributable to the family will include what the family would have received had they complied with the welfare requirements and/or had not committed an act of fraud.
3. If the amount of welfare assistance is reduced as a result of a lifetime time limit, the reduced amount is the amount that shall be counted as income."

Attachment D
Raleigh Housing Authority Pet Policy/Agreement

PLEASE NOTE: Pets are a serious responsibility and risk for each resident in the dwelling unit and community. If not properly controlled and cared for, pets can disturb the rights of others and cause damage running into many hundreds of dollars for which residents will be held liable. This policy attempts to balance the rights of pet ownership with the rights of all residents to a safe and sanitary living environment. Pets also pose a potential danger to housing authority staff as they go about their daily work and other residents in the development.

Pet Limitations

Based on local market practices, pets will be limited to the usual domestic animals of cats, dogs, birds, hamsters, gerbils, guinea pigs and fish. Only one animal permitted per household unless otherwise stated. These pets are subject to the following standards:

Dogs– shall not exceed 25 pounds at full maturity

Cats – shall not exceed 20 pounds at full maturity

Hamsters, gerbils and guinea pigs - shall be kept in cages at all times and not to exceed a total of two animals

Fish – aquariums not to exceed 20 gallons

Bird – one cage allowed per household with a maximum of two birds. Large birds such as parrots or macaws will not be allowed

Animals that exceed the weight limit must be removed from the premises within 48 hours of notice from the Raleigh Housing Authority. Failure to adhere to these limitations is grounds for Lease termination.

Other pets are not allowed including but not limited to monkeys, reptiles including snakes and lizards, large birds such as parrots, ducks, chickens, etc., ferrets, rabbits and others. Other animals not specifically listed must be cleared in writing by RHA management prior to acquiring the pet as appropriate.

Pet Deposits and Charges

There will be a refundable fee paid for each animal as stated below:

Dogs - \$300 refundable paid in advance for all units except single-family homes;
\$500 refundable paid in advance for single-family homes

Cats - \$300 refundable paid in advance for all units except the single-family homes; \$500 refundable paid in advance for single-family homes

Others - \$100 refundable fee paid in advance

These fees will be used to repair any damage and remove all indications that a pet had previously occupied this unit. Repairs to the interior of the units, external repairs to the building and repairs to the landscape as well as pest treatment are all items covered by this fee. In addition to the pet fee, there will be an additional charge of \$15 per month added to the rent payment to cover the cost of quarterly flea and pest treatments and inspections. This fee is non-refundable.

Owner Responsibilities

- Pets are to be under the owner's control at all times. Animals are not to roam freely and must be on a leash at all times. Pets are not to be tied or confined on porches, decks, patios or stoops. They also should not be tied or chained to any landscape features such as fences, clothesline poles, railings, stairwells, trees, steps or electrical boxes.

- Damage to the yard not present at move-in will be billed to the tenant for payment. Failure to pay for these damages will be grounds for eviction.
- Owners must provide proof of renters insurance that will insure the owner against damage done by the animal and provide coverage in the case of animal bites.
- Owners must provide proof annually that the animal's shots are current including rabies and distemper; it has been de-fleaed and spayed or neutered. This verification is to be provided by a veterinarian and is to include the animal's weight. The rabies/registration tag must be worn at all times. This tag will indicate the name and address of the pet owner. All this information must be provided before a pet is allowed.
- Dogs and cats must be housebroken. Owners are responsible for cleaning up defecation after their animals. This refuse is to be removed by the owner and discarded in a plastic bag and put in the trash. In no case shall animals be permitted to utilize playground or public common areas to relieve themselves. Failure to meet this obligation is unsanitary and a serious health concern.
- The resident's apartment must be kept clean and free of pet odors.
- Pets are only allowed with the prior written approval of RHA. A sticker will be issued to the resident that must be displayed on the front door and back door of the unit. This will provide a warning to RHA staff that a pet is present in the unit. For housing inspections and work order completion the animals must be confined. The owner's failure to confine an animal will result in a nuisance fee of \$25.00. RHA is not responsible if pets are not properly confined. A kennel or similar cage for securing animals is needed in this situation.
- Pets are not to interfere with the peaceful enjoyment of the property by other residents. Barking dogs, abuse or neglect of the animals, aggressive behavior by animals including biting or attack postures will result in the termination of the pet agreement and force the removal of the animal from the premises. Pets must be removed from the premises within 48 hours if complaints are made or attacks are made on residents. In the case of attack, animal control will be called.
- No visitors will be allowed to bring pets onto the property.
- Children under the age of thirteen are not allowed to walk pets.
- Pets are not to be used as part of a business such as pet sitting or breeding.
- In case the pet is a cat and the resident desires to have a litter box, the box cannot be placed directly onto the floor, including carpet and tile. A piece of plywood at least as large as the litter box must be placed underneath the litter box. The litter should be replaced at least once per week to avoid odor and cleaned daily. The litter must be disposed of in a plastic bag, secured at the top and placed in the trash can. Inspections will include the litter box areas.
- The owner must have at least one alternate caregiver on file with RHA to include name, address and telephone number. This person will be responsible for walking, feeding, and otherwise caring for the pet in the event the owner should become ill or incapable of caring for the animal.

NAME: _____

ADDRESS: _____

TELEPHONE NO. _____

- The pet policy is referenced in the Lease Agreement.
- If you fail to adhere to this policy, you will be required to remove the pet from the premises within forty-eight (48) hours. Failure to do so could result in Lease termination.

Resident

Manager

Date

Revised 9/20/99

Attachment E

RESIDENT ASSESSMENT SURVEY

FOLLOW-UP PLAN

COMMUNICATION

The low response rate to the Resident Satisfaction Survey is indicative of a satisfied resident population. People tend to respond to surveys if they are dissatisfied or have something to complain about. They tend not to respond if generally satisfied.

- RHA will put more emphasis on spotlighting policies in our monthly newsletter. Policy spotlighting increases the focus on events and meetings related to maintenance schedules and policies that affect the residents.
- RHA will continue to post all meetings and all events in the development management offices.
- RHA will continue to deliver flyers announcing events to the residents as an extra effort to reiterate events and meetings already highlighted in the monthly newsletters.
- RHA maintenance staff will attend sensitivity training by December 31, 2000 to address the issue of being responsive and courteous to the residents.
- RHA will continue to proactively work with residents about their concerns. Staff attends monthly ICC meetings with the resident leadership. Complaints expressed at these meetings are promptly addressed prior to the next monthly meeting.
- A Resident Advisory Board (RAB) consisting of elected officers for each public housing complex and representation from RHA's Section 8 program, review and provide comments for each Annual Agency Plan. This review includes general policies, modernization needs and goals for the agency.
- RHA will ensure that the resident presidents continue to communicate the importance of resident meetings to the residents.
- RHA will exercise better PR and take credit in the future for our continued efforts to improve the quality of life in our communities.

SAFETY

The low response rate to the Resident Satisfaction Survey is indicative of a satisfied resident population. People tend to respond to surveys if they are dissatisfied or have something to complain about. They tend not to respond if generally satisfied.

- RHA receives copies of police reports on a bi-weekly basis. These reports are screened for resident addresses and forwarded to the housing manager for follow-up.
- RHA will continue to promote on-site police stations. We currently have three on-site police stations and one mobile police station.

- RHA will continue to promote live-in on-site police. We currently have one on-site police person living at Glenwood Towers.
- RHA is in the process of pruning trees that are interfering with lighting in the developments. This process will be completed by the end of December.
- RHA is in the process of installing new security cameras in Kentwood and Glenwood Towers, which will be completed in November and December respectively.
- RHA is in the process of reinstating the neighborhood watch in Glenwood Towers.
- RHA will continue to promote community watch and crime prevention activities in all its developments. The Raleigh Police Department works very closely with RHA.
- Management will continue to take action when residents break the rules in the lease. Sometimes verification of lease violations is difficult because residents will not testify in court. We will however, continue our policy of not advertising the results or specifics of evictions in accordance with the Privacy Act. Therefore, RHA will continue to score low on question 11, "Does Management take action when residents break the rules in the lease."

RHA would like to note that the Resident Satisfaction Survey is a flawed tool to use in assessing resident satisfaction. Question 10 and 11 are yes/no answers which means the score is either 100% or 0%. There is no gradation of the score for these questions.

SERVICE

The low response rate to the Resident Satisfaction Survey is indicative of a satisfied resident population. People tend to respond to surveys if they are dissatisfied or have something to complain about. They tend not to respond if generally satisfied.

- RHA believes that question 14a, "If you had a problem with a kitchen appliance, how long did it take to fix?" is a flawed question. This question duplicates the question in the maintenance and repair section, which RHA scored an 83.3%. This question also assumes that fixing a kitchen appliance is an emergency work order situation which is defined in HUD's Instruction Guidebook for Completing Public Housing Assessment System; Management operations Certification as an immediate threat to life, health and/or safety to property or to the resident. A faulty refrigerator seal does not fit HUD's definition of an emergency work order. If the work order to fix a faulty seal took longer than 24 hours to address, the HA would receive a low score for this question.

HOUSING DEVELOPMENT APPEARANCE

The low response rate to the Resident Satisfaction Survey is indicative of a satisfied resident population. People tend to respond to surveys if they are dissatisfied or have something to complain about. They tend not to respond if generally satisfied.

- RHA will continue following its stringent daily trash/litter pick-up policy.
- RHA has already contracted with a new exterminator to improve the pest control services.

- RHA will continue to enforce the lease for those who keep a trashy yard or interfere with the peaceful enjoyment of the development.
- RHA will continue its emphasis on improving curb appeal through landscaping and new vinyl siding.
- Housing managers walk the property weekly. Work orders are called in as a result.
- Every public housing unit is inspected to Uniform Physical Condition Standards (UPCS). Resident units that fail due to housekeeping are offered a class on housekeeping to enable the resident to meet an acceptable standard. This inspection includes unit porches and immediate vicinity as well as the interior.

August 14, 2000 issue of "The Advocate" reiterates that the RASS Survey is flawed. "The Advocate" provides many examples where a HA scores poorly as a result of flawed questions. One example provided by "The Advocate" reads " a resident might believe a vacant unit contributes to crime but not that it is a major cause." There is not an appropriate score offered for this scenario. Written surveys also assume reading ability that residents may or may not possess.

Attachment F

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 482,675.00 _____**
- B. Eligibility type (Indicate with an “x”) N1 X N2 _____**
R _____

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Raleigh Housing Authority’s PHDEP plan is vital to reducing drugs and crime in public housing Communities. The PHDEP plan supports RHA initiatives to reduce drugs and crime in the areas of physical improvement, drug prevention, drug intervention and drug treatment. RHA implements PHDEP by hiring two Community Services Specialist (CSS), under the PHDEP plan. One CSS coordinates PHDEP by developing and implementing programs, supervising and working with the Inter Community Council, a resident organization, and building collaborations with the community at large. This CSS’s overall responsibility is for the execution of the RHA’s PHDEP plan. Another important advantage for RHA receiving the PHDEP is the hiring of a second Community Services Specialist to implement an Education program which provides after school tutorial, in the communities and a drop-out prevention program in the school system for youth in public housing. This program is largely successful due to the CSS’s partnership with the public school system. Physical improvements allow RHA to provide security enhancements such as doors, windows and additional lighting etc. to increase safety and deter crime in public housing; drug treatment services offer individuals and families access to professional care that helps them identify and cope with the

behaviors of drug addiction and ultimately allows them to become drug free; the intervention and prevention programs are critical components in the PHDEP plan. The PHDEP plan support resident organizations and resident initiatives which empower residents by giving them control of their communities. The elected resident leaders select the programs and services provided in their neighborhoods based on the communities needs. Another strong component of RHA’s PHDEP is the Community Policing Program with the Raleigh Police Department. The officers presence in the Communities send the message that drugs and crime will not be tolerated, it enforces RHA ‘s “One Strike Policy” and the City of Raleigh’s anti-drug strategies against criminal activity. Ultimately, reducing drugs and crime in public housing provides residents the opportunity to improve their socio-economic status.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Walnut Terrace, Chavis Heights, Kentwood, Birchwood	1655	3,719
Eastwood, Mayview, MeadowRidge, ValleyBrook,	Same as above	Same as above
Stonecrest, Glenwood Towers, Carriage House, Berkshire Village, Terrace Park, Heritage Park, The Oaks, Scattered sites	Same as above	Same as above

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24**
Months **X** **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$518,500.00	NC19DEP0020195	0	GE	closed
FY 1996	\$515,750.00	NC19DEP0020196	0	None	closed
FY 1997	\$516,100.00	NC19DEP0020197	0	None	closed
FY 1998	\$512,000.00	NC19DEP0020198	\$ 13,425.25	None	10/31/00
FY 1999	\$440,101.00	NC19DEP0020199	\$ 399,171.13	None	01/09/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Raleigh Housing Authority's PHDEP plan incorporates drug elimination strategies with additional resources to reduce drug usage in each of our seventeen (17) communities. Through collaboration RHA has built strong partnerships with a variety of service agencies and organizations in and around Wake County. Through collaborative efforts, RHA is able to offer a broader spectrum of programs and services that build safer communities, deter drugs and crime and provide low income families the services and the resources that will assist them with becoming economically independent and self-sufficient. The evaluation and monitoring of the program will be in accordance with Raleigh Housing Authority's organizational and regulatory policies and input by the Inter Community Council (ICC). Regular communication with the Inter Community Council, the Resident Councils, law enforcement personnel, community partners, and other community advocate resources will ensure a successful drug elimination program. The Community Services Specialist will evaluate the success of the programs and services. The Community Services Specialist's evaluation will be based on the timely implementation of PHDEP program, funds spent, programs/services provided, community partnerships and resident participation. The CSS will closely monitor the programs and make modifications as needed to better serve the residents and fulfill the goals and objectives of the PHDEP. In addition, to the Community Services Specialist's coordination of the PHDEP plan, the RHA Director of Housing Management and the Director of Finance will monitor the budgetary expenditures.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 50,000.00

9120 - Security Personnel	
9130 - Employment of Investigators	\$ 5,000.00
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$150,000.00
9160 - Drug Prevention	\$179,675.00
9170 - Drug Intervention	\$ 81,000.00
9180 - Drug Treatment	\$ 15,000.00
9190 - Other Program Costs	\$ 2,000.00
TOTAL PHDEP FUNDING	\$482,675.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$50,000.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicator
1. Raleigh Police Department			11/01	11/03	50,000		Meeting RHA and HUD reporting guidelines and evaluation
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicator
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$5,000.00	
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1. private investigator (hire)			11/01	11/03	5,000		Meeting RHA and HU reporting guidelines and evaluations
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$150,000.00		
Goal(s)	Goal of this component is designed to provide our residents a sense of security. Discourage drug related crime and other criminal activities' associated with drugs in common areas. Also to install adequate lighting to discourage street-level drug marketing.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1. Security Fence			11/01	11/03	38,000		Survey and evaluations
2. Playground Equipment			11/01	11/03	2,000		Survey and evaluations
3. Security Light/Peepholes			11/01	11/03	73,600		Survey and evaluations
4. Landscaping/Speedbump			11/01	11/03	33,000		Survey and evaluations
5. Mailboxes			11/01	11/03	3,400		Survey and evaluations

9160 - Drug Prevention					Total PHDEP Funding: \$179,675.00		
Goal(s)	The goal of this component is to re-direct values of the residents and to promote a productive life-st						

	to the youth and young adult residents.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Personnel	2	RHA staff	11/01	11/03	107,805.00		Meeting agency/ departmental goals
2. Fringe	2	RHA staff	11/01	11/03	17,967.50		
3. Program Support	1302	All RHA public communities	11/01	11/03	27,902.50		Survey and evaluation
4. Sundry-Supplies	1302	All RHA public communities	11/01	11/03	2,000.00		Survey and evaluation
5. Lease Van	1302		11/01	11/03	24,000.00		Survey and evaluation

9170 - Drug Intervention					Total PHDEP Funding: \$81,000.00		
Goal(s)	Our goals are to identify residents with a drug problem or at risk of becoming involved in drugs or criminal activity and obtain help for them through programs and services funded through PHDEP.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Community Room Phones	1302	All RHA public housing communities	11/01	11/03	1,000		Survey and evaluation
2. Contract w/ICC	1302	All RHA public housing communities	11/01	11/03	35,000		Survey and evaluation
3. Nextel SVC Fee	N/A	All RHA public housing communities	11/01	11/03	2,500		Survey and evaluation
4. Security Monitoring	3719	All RHA public housing communities	11/01	11/03	1,500		Survey and evaluation
5. Resident Employment	3719	All RHA public housing communities	11/01	11/03	25,000		Survey and evaluation
6. Substation Repairs	N/A	All RHA public housing communities	11/01	11/03	8,000		Survey and evaluation
8. Contract Credit REPT	3719	All RHA public housing communities	11/01	11/03	1,000		Survey and evaluation
9. Repair Sec Light/Equip	3719	All RHA public housing communities	11/01	11/03	7,000		Survey and evaluation

9180 - Drug Treatment					Total PHDEP Funding: \$15,000.00		
Goal(s)	Our goal is to reduce the use of drugs in public housing communities by raising awareness about the dangers of drugs through workshops and by providing drug abusers and their families with necessary treatment services and support to allow them to remain drug-free.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1.Contract w/ SouthLight	1302	All RHA public Housing Communities	11/01	11/03	15,000		Survey and evaluations
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$2,000.00		
Goal(s)	N/A						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1. Audit Fees			11/01	11/03	1,000		Meeting RHA/HUD guidelines
2. Miscellaneous			11/01	11/03	1,000		Survey and evaluations
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	1	17,782.50	1	30,000.00
9120				
9130				

9140				
9150			1,3,4	110,000.00
9160	1,2	62,886.25	1,2,3,4,10	60,387.50
9170	2,5	30,000.00	1,2,3,4,5,6,8,9	39,950.00
9180	1	10,000.00		
9190			2	1,000.00
TOTAL		\$120,668.75		\$241,337.50

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Attachment G

List of Resident Advisory Board Members

Public Housing Representatives

- Lottie Moore- 590 Lipscombe Court- President of the Oaks and Chairperson of the Inter-Community Council (ICC)
- Delores Perry- 1141 Walnut Street- President of Walnut Terrace
- Violet Gilleland- 509 Glenwood Avenue, Apt.202- President
- Barbara Sneed- 3549 Meadowridge Drive- President

- Doris Wrench- 116 St. Mary's St. Apt 608- President and resident representative on the RHA Board of Commissioners and Treasurer of ICC
- Mable Whitaker- 3934 Haresnipe Court- President
- JoAnn Taylor- 2138 Mayview Road- Vice-President
- Suzanne Ramey-Scattered site representative
- Jessie Copeland- 17 Mecklenburg Terrace- President
- Tonia Walton- 456 Dorothea Drive- President

Section 8

- Carmina McClain- 611 Hilltop Drive
- Rosalyn Goodman- 2214 Biltmore Court

Attachment H

Statement of Progress

The Raleigh Housing Authority completed a very productive year with fiscal year ending 3/31/01. The following reflects the progress toward the 5-year goals.

Goal 1- Increase the availability of decent, safe and affordable housing

- RHA applied for and received 700 Welfare-to-Work Vouchers. RHA utilized over 900 vouchers within the time allowed.

- RHA has developed and is in the process of implementing a marketing plan to increase the number of applicants for public housing units. This effort will address the limited applicant pool for units for the elderly and persons with disabilities.
- Capitol Area Developments, Inc. (RHA's non-profit subsidiary) applied for and received tax credits to construct a 90-unit elderly facility on the HOPE VI site.
- The advisory PHAS score was 93.2, however, RHA will continue to work toward a score of 100%. RHA intends to maintain an "A".
- Under HOPE VI, RHA completed relocation of all the Halifax Court families and has also completed demolition. Overall RHA is on schedule to complete the project in four years.
- Completed the 13th consecutive year of no findings in the financial audit.
- 100% of inspections were completed under both public housing and Section 8.
- Recruited new landlords to participate in the Section 8 program increasing the number of landlords by 150.
- Raised payment standard to 110% of FMR to expand housing choice.

Goal 2- Improve community quality of life and economic vitality.

- Completed Deconcentration analysis indicating no need to change policies to deconcentrate poverty.
- Upgraded security cameras at three communities, improved lighting in all communities and established a live-in police officer at Glenwood Towers.
- Implemented a Community Task Force to oversee the delivery of supportive services to the HOPE VI displacees, all public housing residents and Section 8 FSS participants.

Goal 3- Promote self-sufficiency and asset development of families and individuals.

- Offered computer training classes to 20 participants. Also assisted over 30 other residents with skills training.
- Provided money management training for over 50 persons
- Instituted a working family preference for public housing applicants
- Coordinated efforts with Capitol Area Developments to offer home ownership for first time home buyers. Sold three homes to public housing residents.

Goal 4- Ensure equal opportunity in housing for all Americans

- Continue to make 5% of new housing units accessible to persons with mobility impairments although there is no demand.
- Notified local agencies serving the disabled that accessible units were available.
- Continue to implement the scattered site policy that purchases single family homes in starter neighborhoods to provide public housing residents access to housing in neighborhoods previously excluded to them.
- Continue to pursue completion of the HOPE VI redevelopment to provide a mixed-income community.

Attachment I

Deconcentration Statement

On December 22, 2000 the U. S. Department of Housing and Urban Development issued the final rule: Rule to Deconcentrate Poverty and Promote Integration in Public Housing. An amendment to this rule was issued on February 5, 2001 indicating this rule would first

apply to housing authorities with FYE October 1, 2001. The Raleigh Housing Authority used the final rule to determine any deconcentration problems although the rule does not apply to RHA until our next fiscal year effective 4/1/02.

Based on the analysis of incomes for all public housing communities with 100 units or more, excluding developments for elderly and persons with disabilities, current policies are resulting in a mix of incomes within the Estimated Income Range. The RHA does not need to take any additional actions at this time. Deconcentration will be re-evaluated at least annually to make sure RHA remains in compliance.