

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

Small PHA Plan Update
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: Maxton Housing Authority

PHA Number: NC048

PHA Fiscal Year Beginning: (mm/yyyy) 12/2001

PHA Plan Contact Information:

Name: Nancy Walker

Phone: 910-276-2582

TDD:

Email (if available): mha@carolina.net

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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2001

[24 CFR Part 903.7]

i. Table of Contents

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

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

INTRODUCTION

The Maxton Housing Authority is a small agency consisting of ninety (90) public housing units, located in Maxton, North Carolina. Ours is a rural area designated as an Empowerment Zone by the Federal Government. Robeson County has long been among the poorest counties in North Carolina. In addition, our area is experiencing a depressed economic period with unemployment surpassing state averages. Subsidized housing is essential if low-income persons are to have decent, safe housing. There are several privately owned developments in our locality that are subsidized through the Project-Based Section 8 Program. The agency has also been handicapped by a low Allowable Expense Level (AEL) which has created difficulties for the Authority in affording to meet its maintenance and administrative requirements.

Although we are small and rural, we believe that we have been both innovative and progressive. The Board of Commissioners had a resident representative long before it became a requirement through the passage of the Quality Housing And Work Responsibility Act of 1998. In addition, during 1997 the Board recognized the need to become more cost effective and developed a partnership with the Laurinburg Housing Authority for management of the Authority's units. That partnership continues with annual review and evaluation.

PLANNING PROCESS

On June 1, 2000 the Board of Commissioners held its Annual Planning Retreat. Before beginning the planning process, the Board participated in a review of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the 1999 Plan. The Board then reviewed the Agency's Mission Statement that reads as follows:

To Provide attractive, affordable housing to low and very low-income families and individuals and;

To contribute to improved quality of life in the greater Maxton Area by providing residents with opportunities for education and upward mobility while maintaining the public trust by operating in accordance with all applicable Federal, State and local laws

The Board agreed to retain the Agency's Mission Statement unchanged.

The Board of Commissioners also considered the changing environment that had been created by the passage of the new law. The Board acknowledged that the past twelve (12) months have been uncertain and the next eighteen (18) months will continue to be uncertain with many regulatory changes yet to come. The Agency will be required to continue to adapt as implementing regulations are published. As a result, we have opted to continue our operating procedure relatively unchanged except for regulatory requirements. We will continue to review and develop new policy and implement additional changes as HUD publishes regulations. We will also consider the options open to us and evaluate the best approach for our Fiscal Year Ending 2002 Plan.

The Board has evaluated the needs of both the Agency and the surrounding community. After lengthy discussion of needs, resources and variables, the Board of Commissioners has developed and prioritized both short-term and long-term goals for the Maxton Housing Authority. We are attaching to our plan the short-term goals as established by the Board and will be developing new short-term goals in early 2001.

FIVE-YEAR GOALS

The long-term (five-year) goals established by the Board are as follows:

- To determine the need for affordable housing in the Maxton area and pursue the construction of that housing if

needed

- To develop partnerships with other service providers to bring more access to public housing residents
- To continue to develop the partnership between the Maxton and Laurinburg Housing Authorities in accordance with the new HUD Regulations for Consortia
- To continue to seek funds to operate the After-School Tutorial and Drug Prevention Program
- To continue to improve management through:
 - Scoring 90 or more on PHAS
 - Turning all units in less than twenty (20) workdays
 - Completing all work orders in an average of three (3) workdays
- To continue to modernize our units for marketability as funds allow to include:
 - Installation of air conditioning in NC048-001 (In progress)
 - Completion of bathroom renovations in NC048-002
 - Replacement of windows in NC048-001 (In progress)
 - Landscaping at both sites (NC048-001 and NC048-002)
 - Replacement of floor tile at NC048-002

Note: Kitchen cabinets, appliances, vinyl soffit repair and sewer line replacement were completed in 2000.

OPERATIONAL AND POLICY CHANGES

During 1999 and 2000, the Board and staff developed several new policies as guidance was received through regulations published in the Federal Register.

Policies

By approval of the Plan, the Board of Commissioners is giving final approval to the following policies. The Plan also amends the Admissions and Continuing Occupancy Policy to comply with changes to Federal Regulations regarding:

- Local preferences as a response to the Deconcentration Policy
- Community Service Policy
- Pet Policy
- Amending the Grievance Procedure to comply with the One-Strike Drug Policy, the Non-Citizen Rule and the designation of North Carolina as a Due Process State by the Department of Housing and Urban Development

During the next year the Board will be reviewing all agency policies, to ensure compliance with the many new regulations. Accordingly, the lease has been amended to reflect the new requirements of a twelve (12) month term and community service compliance.

No optional changes have been made in any of the policies of the Maxton Housing Authority at this time. Any such changes will be studied and debated then placed in the Fiscal Year Ending 2002 Plan submission.

The Policies included in the Plan have been available for comment for forty-five (45) days and have been available for comment at a Public Hearing.

CONTINUING UPDATING AND IMPLEMENTATION OF THE QHWRA

The Plan is a general document designed to outline the operational intent of the Maxton Housing Authority with general goals for five (5) years and more specific goals for the next twelve (12) months. The plan will not be considered **substantially modified** unless the operational intent of the Authority is changed. Changes in policy as a result of regulatory changes and budgetary changes in response to changing circumstances or based on HUD funding notification will not be considered substantial and will be addressed by the Board of Commissioners as routine matters.

The Plan will not be considered to have a **substantial deviation** unless Plan activities are substantially modified as defined above.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 173,000

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. 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 next component; if “yes”, describe each program

using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \$25,000
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment D

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)

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

- The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment ____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
- Other: (list below)
No comments received

B. 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: State of North Carolina

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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

State agency has confirmed compliance

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

Unless there is a substantial modification or change in the general five (5) year goals of the Authority, the Plan will not be considered to have a substantial deviation.

B. Significant Amendment or Modification to the Annual Plan:

The Plan is a general document designed to outline the operational intent of the Maxton Housing Authority with general goals for five (5) years and more specific goals for the next twelve (12) months. The Plan will not be considered substantially modified unless the operational intent of the Authority is changed. Changes in policy as a result of regulatory changes or decisions to exercise options and budgetary changes in response to changing circumstances will not be considered substantial and will be addressed by the Board of Commissioners as routine matters.

Attachment A Supporting Documents Available for Review

PHAs are to 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	Related Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: 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
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	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
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	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
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
✓	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
✓	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	The results of 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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Attachment B: Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name Maxton Housing Authority	Grant Type and Number Capital Fund Program: Not Yet Known Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 01/2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	18,000			
3	1408 Management Improvements				
4	1410 Administration	16,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	8,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	107,997			
11	1465.1 Dwelling Equipment—Nonexpendable	5,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	184,997			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

**Attachment B: Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name Maxton Housing Authority	Grant Type and Number Capital Fund Program: Not Yet Known Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 01/2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Maxton Housing Authority		Grant Type and Number Capital Fund Program #: Not Yet Known Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 01/2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	10% Set aside for operations	1406		18,000				
PHA Wide	Administration of Capital Fund (10% annually)	1410		18,499				
PHA Wide	Fees and costs	1430		8,000				
PHA Wide	Dwelling Equipment	1465.1		4,000				
NC048-001	Sewer line repair	1450		30,000				
NC048-001	Install central air conditioning Note: will combine two years funding	1460		130,000				
NC048-001	Replace windows (partial) Install security window screens Note: will combine two years funding	1460		108,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Maxton Housing Authority		Grant Type and Number Capital Fund Program #: Not Yet Known Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 01/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide 10% set aside for operations	12/31/03			12/31/04			
PHA Wide Administration of Capital Fund 10% annually	12/31/03			12/31/4			
PHA Wide Fees and costs	12/31/03			12/31/04			
PHA Wide Dwelling equipment	12/31/03			12/31/04			
NC048-001 Sewer line repair	12/31/03			12/31/04			
NC048-001 Installation of central air conditioning	12/31/03			12/31/04			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Maxton Housing Authority		Grant Type and Number Capital Fund Program #: Not Yet Known Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 01/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Attachment C: Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NC048	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Administration of Capital Fund (10% Annually)	18,499	12/31/2001
Administration of Capital Fund (10% Annually)	18,499	12/31/2002
Administration of Capital Fund (10% Annually)	18,499	12/31/2003
Administration of Capital Fund (10% Annually)	18,499	12/31/2004
Administration of Capital Fund (10% Annually)	18,499	12/31/2005
10% Set Aside for Operations	18,000	12/31/2001
10% Set Aside for Operations	18,000	12/31/2002
10% Set Aside for Operations	18,000	12/31/2003
10% Set Aside for Operations	18,000	12/31/2004
10% Set Aside for Operations	18,000	12/31/2005
Dwelling Equipment	4,000	12/31/2001
Dwelling Equipment	4,000	12/31/2002
Dwelling Equipment	4,000	12/31/2003
Dwelling Equipment	4,000	12/31/2004
Dwelling Equipment	4,000	12/31/2005
Non-Dwelling Equipment (Maintenance Vehicle)	27,000	12/31/2002
Non-Dwelling Equipment (Grounds)	15,000	12/31/2004
Non-Dwelling Equipment (Computer Upgrade)	15,000	12/31/2005
Management Improvements	25,000	12/31/2005
Development of New Affordable Housing	45,000	12/31/2005
Office Renovations (Will Use 2006 Funds to Complete)	75,000	12/31/2005
Total estimated cost over next 5 years	444,994	

Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NC048-001	Scattered Sites	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Architect's Fees and Cost	13,000	12/31/2001
Central Air Conditioning (Note: Will combine two years funding)	130,000	12/31/2001
Replace (Partial) Windows and Install Security Window Screens (Note: Will combine two years funding)	108,000	12/31/2001
Sewer Line Repair (Upgrade)	24,000	12/31/2001
Landscaping, Remove Old Overgrown Shrubs and Trees, New Plantings	40,000	12/31/2002
Fencing	15,000	12/31/2003
Interior Renovations	80,000	12/31/2004
Exterior Renovations and Storage	40,000	12/31/2005
Total estimated cost over next 5 years	450,000	

Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NC048-002	Holly and Azalea	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathroom Renovations (Note: Will Use a Portion of 2002 Funds)	130,000	12/31/2001
Improve Site Drainage, Landscape	40,000	12/31/2001
Replace Floor Tile & Install Wood Base Board (Note: Will Combine Two Years Funds)	87,000	12/31/2002
Interior Renovations	92,000	12/31/2004
Roofing Replacement	60,000	12/31/2005
Exterior Renovations and Storage	40,000	12/31/2005
Total estimated cost over next 5 years	449,000	

Attachment D: PHA 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.

Section 1: General Information/History

A. Amount of PHDEP Grant \$25,000

B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R X

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 Maxton Housing Authority has developed a comprehensive approach to deal with the crime and drug problem in Public Housing Communities. Various community resources will be coordinated to bring services and education opportunities to residents. The majority of the PHDEP Grant funds will be used to provide the youth of Public Housing constructive educational and recreational activities as an alternative to drugs and crime.

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. Unit count information should be consistent with that available in PIC.

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)
Holly and Azalea	40 units	100
Scattered Sites	50 units	125

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).

12 Months _____ 18 Months X 24 Months _____

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. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. 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	Grant Start Date	Grant Term End Date
FY 1995	\$50,000	NCDEP0480195	Closed Out	N/A		
FY 1996	Not Funded	N/A	N/A	N/A	N/A	N/A
FY 1997	\$50,000	NCDEP0480197	Closed Out	N/A		
FY 1998	\$50,000	NCDEP0480198	\$ 3,000	N/A		12/00
FY 1999	\$25,000	NCDEP0480199	\$18,000	N/A		12/01
FY 2000	\$25,000	NCDEP0480100	\$25,000	N/A		12/02

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.

The Maxton Housing Authority has developed a comprehensive approach to deal with the crime and drug problem in Public Housing Communities. Various community resources will be coordinated to bring services and education opportunities to residents. The majority of the PHDEP Grant funds will be used to provide the youth of Public Housing constructive educational and recreational activities as an alternative to drugs and crime.

B. PHDEP Budget Summary

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

FFY <u>01</u> PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$17,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$ 8,000
TOTAL PHDEP FUNDING	\$25,000

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.

9160 - Drug Prevention					Total PHDEP Funding: \$17,000		
Goal(s)	<ol style="list-style-type: none"> To provide educational resources, tools and activities for 20 youth in an effort to maintain 90% of them with a passing grade. To educate 20 youth on the causes and effects of illegal drug/substance abuse 						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. After-School Tutoring Program	20	Youth (7-17)	11/01	6/03	\$15,300		<ol style="list-style-type: none"> 50% of participating youth complete the school year with a passing grade Renew contract for the provision of tutoring program. Provide after-school tutoring to 20 youth 5 days/week
2. Drug counseling	20	Youth (7-17)	11/01	6/03	\$ 1,700		<ol style="list-style-type: none"> To provide 2 hrs/wk of drug counseling to 100% of the youth attending the Tutoring Program

9190 - Other Program Costs		Total PHDEP Funds: \$8,000					
Goal(s)	1. To provide supervision and support to implement the activities proposed for funding						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide coordination			11/01	6/03	\$ 400		1. After-school tutoring and drug counseling are completed as planned by contracting agent.
2. Provide support for activity provider			11/01	6/03	\$ 400		1. 1.After-school tutoring and drug counseling are completed as planned.
3. Collect and track data			11/01	6/03	\$2,000		1. Attendance, grade and crime data collected monthly.
4. Prepare reports			11/01	6/03	\$2,000		1. Semi-annual PHDEP reporting completed accurately and submitted on time.
5. Provide data entry and financial management			11/01	6/03	\$2,400		1. Semi-annual PHDEP reporting completed accurately and submitted on time.
6. Attend HUD-required training			11/01	6/03	\$ 800		1. Semi-annual PHDEP reporting completed accurately and submitted on time. 2. PHDEP is implemented according to Federal requirements.

Required Attachment E: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Lou B. Jones

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 5 Years

Term Expires

9/10/2002

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment F: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Lou Bertha Jones
Resident, Maxton Housing Authority

Loretta Smith
Resident, Maxton Housing Authority

Emanuel McLaughlin
Resident, Maxton Housing Authority

Required Attachment G: Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Please see the Executive Summary for a narrative on progress made