

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2002

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

PHA Plan Agency Identification

PHAName: Eastern Carolina Regional Housing Authority

PHANumber: NC010

PHAFiscalYearBeginning:(mm/yyyy) 10/2002

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
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

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)

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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space 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)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach effort 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)

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)

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 assistancerecipients' employability:

- Provide or attract support services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

Selectwhich typeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedinthe AnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

TableofContents

	<u>Page#</u>
AnnualPlan	
i. ExecutiveSummary	
ii. TableofContents	
1. HousingNeeds	5
2. FinancialResources	10
3. PoliciesonEligibility,SelectionandAdmissions	11
4. RentDeterminationPolicies	21
5. OperationsandManagementPolicies	25
6. GrievanceProcedures	26
7. CapitalImprovementNeeds	27
8. DemolitionandDisposition	29
9. DesignationofHousing	30
10. ConversionsofPublicHousing	31
11. Homeownership	32

12. Community Service Programs	34
13. Crime and Safety	37
14. Pets (Inactive for January 1 PHAs)	39
15. Civil Rights Certifications (included with PHA Plan Certifications)	39
16. Audit	39
17. Asset Management	39
18. Other Information	

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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration -nc010a01
- FY2002 Capital Fund Program Annual Statement -nc010e01
- Initial Voluntary Conversion Assessment -nc010h01
Deconcentration and Income Mixing -nc010i01

Optional Attachments:

- PHA Management Organizational Chart
- FY2002 Capital Fund Program 5 Year Action Plan -nc010f01
- 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)

- Resident Advisory Board Members -nc010b01
- Resident Member of Board of Commissioners -nc010c01
- Resident Assessment Follow-up Plan -nc010d01
- Progress in Meeting 5 Year Plan Mission and Goals -nc010g01

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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation:	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	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
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirement (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	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
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A&O Policy	
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	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
X	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
	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
	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
	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
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	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
X	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 result 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.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	15,036	4	4	4	2	2	4
Income>30%but <=50%ofAMI	11,581	4	4	4	2	2	4
Income>50%but <80%ofAMI	15,254	4	5	4	2	2	4
Elderly	8,915	3	3	3	2	1	4
Familieswith Disabilities							
Race/Ethnicity	25,274	4	4	3	1	2	4
Race/Ethnicity	16,621	4	4	3	1	2	4
Race/Ethnicity	1,401	4	3	3	1	2	4
Race/Ethnicity							4

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	353		374
Extremely low income <= 30% AMI	282	80%	
Very low income (> 30% but <= 50% AMI)	55	15.6%	
Low income (> 50% but < 80% AMI)	16	4.4%	
Families with children	265	75%	
Elderly families	38	10.8%	
Families with Disabilities	50	14.2%	
Race/Black	319	90.4%	
Race/White	26	7.4%	
Race/Hispanic	8	2.2%	
Race/Non-Hispanic	353	100%	
Characteristics by Bedroom Size (Public Housing)			

Housing Needs of Families on the Waiting List			
Only)			
1BR	75	21.2%	60
2BR	169	48%	172
3BR	93	26.3%	108
4BR	16	4.5%	34
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to open 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 financed 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 -uprates by effectively screening Section 8 applicant 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)

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

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

MI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

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 voucher targeted to the elderly, should they become available
- Other: (list below)

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 voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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)

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

[24CFR Part 903.79(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	\$1,156,862.00	
b) Public Housing Capital Fund	\$1,191,760	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$181,566	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$428,317.67	Capital Improvements
3. Public Housing Dwelling Rental Income	\$932,317	Public Housing Operations
4. Other income (list below)	\$97,692	Public Housing Operations
4. Non -federal sources (list below)	\$11,163	Public Housing Operations
Total resources	\$3,999,677.67	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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)

When families are within a certain time of being offered a unit: (state time)

Other: Upon completion of application for housing and prior to unit leasing.

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
- Reference from current and former landlords.

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
- Site-based waiting lists within each county served by the PHA.

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

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

c. If the PHA plan 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? 10

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

3. Yes No: May families be on more than one list simultaneously?

If yes, how many lists?

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfer 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)

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
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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)

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
- Resident Handbook

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

- At an annual reexamination and lease renewal
- Anytime 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) development studies determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or
income mixing?

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

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

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

Macon Court NC010 -3,4	Bayview Homes NC010 -5
Kings Terrace NC010 -14	Manteo Circle NC010 -8
Eastover Terrace NC010 -6	Sampson Homes NC010 -7
Dogwood Circle NC010 -12	Brookside Manor NC010 -11
Winfrey Court NC010 -15,18	Mercer Court NC010 -16B
Magnolia Court NC010 -16A	Knollwood Court NC010 -17
Austin Acres NC010 -19	Brantwood Court NC010 -21
Dudley Court NC010 -22	

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:

Macon Court NC010 -3,4	Bayview Homes NC010 -5
Kings Terrace NC010 -14	Manteo Circle NC010 -8
Eastover Terrace NC010 -6	Sampson Homes NC010 -7
Dogwood Circle NC010 -12	Brookside Manor NC010 -11
Winfrey Court NC010 -15,18	Mercer Court NC010 -16B
Magnolia Court NC010 -16A	Knollwood Court NC010 -17
Austin Acres NC010 -19	Brantwood Court NC010 -21
Dudley Court NC010 -22	

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: PHA 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 a national 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)

(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:

(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)(ifno,skiptosubcomponent (5)Specialpurpose section8assistanceprograms)

2. Which of the following admission preferences does the PHA planto 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
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with the 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 admission 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)

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

- Through published notices

Other(list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component 4A.

(1)IncomeBasedRentPolicies

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 determination:

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
- A family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Anytime the family experiences an income decrease.

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 repayment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24CFR Part 903.79(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 903.79(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 offices 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 24CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices 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

[24CFR Part 903.79(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: PHA 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 as Attachment (state name)

-or-

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

(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 as Attachment (state name

-or-

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

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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 -financed 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

[24CFR Part 903.79(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:
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: (DD/MM/YY) _____
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.79(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: <u> (DD/MM/YY)</u>	
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

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 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 FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as 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)	

<p>question) <input type="checkbox"/> Other(explainbelow)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)</p>
<p>4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway</p>
<p>5.Descriptionofhowrequirements ofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIREvitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describellow)</p>

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

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"/> HOPEI <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 24CFR 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 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

[24CFR Part 903.79(1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anti-crime/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 plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan 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

PHA eligible for FY2000 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 FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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

[24CFR Part 903.79(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 903.79(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?

Ms. Louise Barfield – 32B Knollwood Court: Would like back door to her apartment. She lives alone and in case of a fire she needs another way to get out of the apartment.

Resident of Knollwood Court: Submitted a letter through Advisory Board Member requesting the following improvements:

- a. Fix kitchen cabinets
- b. Put in bathroom vents
- c. Replace closet doors
- d. Porches that are on the ground need to be built up due to the rain.
- e. Talk to CP&L about a contract to lower utility bill.
- f. Would like speed bumps.
- g. Need new playground equipment
- h. Talk to mail carrier about mail being put in wrong mailbox.

Mr. William Manley – 536 N. Church St: Would like to get air conditioner, new kitchen cabinets, carpet, additional telephone lines and television cable lines.

Residents of Brantwood Court: Collectively stated that they wanted drangehoods, new floor tile, and new outside doors.

Residents of Manteo Circle: Residents were concerned about the high cost of propane gas and wanted an alternative.

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

Attached at Attachment (Filename)

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub - component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)

Representatives of all PHA resident and assisted family organizations

Other(list)

C.StatementofConsistencywiththeConsolidatedPlan

ForeachapplicableConsolidatedPlan,makefollowingstatement(copyquestionsasmanytimesas necessary).

1.ConsolidatedPlanjurisdiction:StateofNorthCarolina-ECRHAisaregional HousingAuthorityservicingruralcountiesandsmallcitiesthatdonothavelocal ConsolidatedPlans.

2.ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)
 1. Assistenterearning0 –30%ofMFI
 2. Assistenterearning51 –80%ofMFI
 3. SupportFairHousingLaws
 4. Maintainingmembershipandattendingvariousconferencesandseminars sponsoredbyprofessionalandstatteorganizations.

Other:(listbelow)

5. TheConsolidatedPlanofthejurisdictionsupportsthePHAPlanwiththe followingactionsandcommitments:(describebelow)

6. Providingrentalassistancetorenterearning0 –30%ofMFI
7. Providingrentalassistancetorenterearning51 –80%ofMFI
8. ProvidingcontinuedenforcementofFairHousingLaws
9. Programcoordinationandcollaboration.
10. Sponsoringlocalandregionalconferencesandseminars.

D.OtherInformationRequiredbyHUD

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

Definition of “Substantial Deviation” and “Significant Amendment or

Modification: Criteria for determining substantial deviation for Five Year Plan and significant amendment or modification to Five Year and Annual Plans:

Substantial deviation or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners and the public comment process.

Attachments

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

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment -Nonexpendable	
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)	
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	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

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		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

**ADMISSION POLICY
FOR
DECONCENTRATION**

The Quality Housing and Work Responsibility Act of 1998 requires Public Housing Agencies (PHAs) to provide for Deconcentration of poverty and income -mixing by bringing higher income tenants into lower income public housing developments and bring lower income tenants into higher income public housing developments. Eastern Carolina Regional Housing Authority has performed an analysis of the census tracts in which the developments are located and the tenant incomes in each development. The income profile of the census tracts and tenant incomes have been used to form the basis of the Housing Authority's Deconcentration Plan.

Analysis of the census tracts indicates that the income profile of the majority of household with the area is in the very low (50% of median income) to extremely low (30% of median income) range. Analysis of the Authority's developments income profile also indicates that the income profile of the tenants is within this range. The table below provides an analysis of the tenant incomes of each of the Authority's developments.

Development	Total Units	Area Medium Income	Development Avg Income	Below 30%	Between 30-50%	Above 50%
Macon Court	63	\$45,400.00	\$11,747.00	63		
Bayview Homes	23	\$45,400.00	\$9,945.00	23		
Kings Terrace	58	\$45,400.00	\$9,643.00	58		
Eastover Terrace	35	\$37,900.00	\$6,924.00	35		
Sampson Homes	34	\$37,900.00	\$7,503.00	34		
Dogwood Circle	69	\$37,900.00	\$7,080.00	69		
Bryan Butler Court	29	\$37,900.00	\$7,263.00	29		
Brantwood Court	35	\$37,900.00	\$7,854.00	35		
Manteo Circle	48	\$43,500.00	\$9,864.00	48		
Brookside Manor	82	\$41,600.00	\$8,231.00	82		
Winfrey Court	89	\$41,600.00	\$8,675.00	89		
Knollwood Court	37	\$39,800.00	\$11,062.00	37		
Austin Acres	42	\$62,800.00	\$13,234.00	42		

DudleyCourt	21	\$37,200.00	\$13,365.00	21		
MagonliaCourt	25	\$35,600.00	\$8,819.00	25		
MercerCourt	22	\$35,600.00	\$6,235.00	22		
PHAWIDE	709	\$41,462.50	\$9,409.00	709		

Based on this analysis, Eastern Carolina Regional Housing Authority does not have a current problem of concentration of poverty within any of its developments. Variance of income based on the PHA wide average is due to the difference in income levels based on the geographical allocation of the development. To enhance the income profile of its tenants within separate geographical allocations the Housing Authority has implemented the following strategies:

- Adopt a preference for working families in its Admission and Occupancy Policy
- Increase the market appeal of its units through upgrades using the Capital Fund program.

A review of the income profiles in each development will be conducted annually. Upon completion of this review if a disparity of income is detected in those locations where the Authority operates two or more developments, higher income residents will be relocated to lower income developments and lower income residents will be relocated to higher income developments.

**RESIDENT ADVISORY BOARD
EASTERN CAROLINA REGIONAL HOUSING AUTHORITY**

<u>MEMBER NAME/ADDRESS</u>	<u>LOCATION</u>
Mr. William Manley 536 N. Church Street Clayton, NC 27520	Austin Acres Clayton, N.C.
Ms. Patricia A. Thomas 115 Knollwood Court, Apt A Angier, NC 27501	Knollwood Court Angier, N.C.
Ms. Mary Hicks 110 Magnolia Court Magnolia, NC 28518	Magnolia Court Magnolia, NC
Ms. Regina Berry 122 JL Drive Jacksonville, NC 28540	Dudley Court Jacksonville, NC
Ms. Valerie Morrissey 239 Dogwood Circle Clinton, NC 28329	Dogwood Circle Clinton, NC
Ms. Julynn Washington 228 Brantwood Court Roseboro, NC 28329	Brantwood Court Roseboro, NC
Ms. Floretta Grady 124 Mercer Court Beulaville, NC 28518	Mercer Court Beulaville, NC 28518
Mr. John Inman 441 Macon Court Morehead City, NC 28557	Macon Court Morehead City, NC
Ms. Laraine Henderson 836 Manteo Circle Havelock, NC 28532	Manteo Circle Havelock, NC
Mr. Samuel Pearsall 314 Myers Avenue Goldsboro, NC 27530	Brookside Manor Goldsboro, NC

RESIDENT ASSESSMENT – FOLLOW – UP PLAN 2001

Based on the results of the year 2000 Resident Survey, Eastern Carolina Regional Housing Authority has developed and implemented the following plan to enhance the communication, safety and neighborhood appearance of its communities.

COMMUNICATIONS:

Residents Concerns: Lack of information regarding maintenance repairs, rules of lease, meeting and events.

Discussion: ECRHA staff provides notice to its residents of all planned modernization and management initiative maintenance activities, and rules of the lease. Information on rules of the lease is provided and emphasized through one on one briefing during the application and leasing process. Residents are informed of modernization activities by letter to each resident, notice in monthly newsletter, resident meetings and public hearing.

Planned Action: ECRHA will enhance its resident educational program by placing increased emphasis on the residents need to read communications sent to them from management. Efforts will also be increased to stress the importance of residents attending residents meetings and public hearings.

Residents Concerns: Management is not responsive to resident's questions and concerns.

Discussion: The goal of management is to provide services and accommodation to its residents in a customer oriented and professional environment.

Planned Actions: Management will install drop box in each office to allow residents to ask questions or express their concerns regarding their community or management services. A new column will be initiated in the monthly newsletter in which the Executive Director will respond to these questions and concerns.

Residents Concerns: Management is not supportive of resident organization.

Discussion: Management has emphasized the importance of resident organizations and has attempted various incentive programs to encourage resident organization and participation.

However, residents have demonstrated a general lack of interest in forming or participating in resident organizations.

Planned Action: Management will increase its efforts to emphasize the importance and benefit of resident organization, through articles in the newsletter, discussion with residents and flyers.

NEIGHBORHOOD APPEARANCE:

Residents Concerns: General appearance of neighborhood is unfavorable due to litter, broken glass, and upkeep of parking areas and playgrounds and noise.

Discussion: Appearance of neighborhood is primarily a result of residents and guests failing to dispose of trash and debris properly. Management through its use of the maintenance staff to pick up litter, rules against littering, and charges for those violating the rules, have made significant progress in correcting this behavior.

Planned Actions: Implement Community Beautification Projects as a means to satisfy Community Service Requirements. Continue to aggressively enforce rules and charges pertaining to littering.

Residents Concerns: Residents unsatisfied with the appearance of recreation areas.

Discussion: In those communities where playgrounds exist, the equipment was old and needs to be replaced.

Planned Actions: Management has installed new playground equipment in some of its communities and budgeted funds in its Capital Fund to replace the remaining equipment.

Resident Concerns: Rodents and insects (indoors) are a problem within the units.

Discussion: Management has in place an aggressive infestation policy for treatment and eradication of rodents and insects within the units.

Planned Actions:

Management will continue to educate its residents on the steps they can take to reduce the suitability of their unit for insects or rodents. Through its inspection program, management will identify those units experiencing problems and take immediate action to eliminate the problem. Management will also take action to terminate the lease of those residents refusing to maintain the unit in a sanitary manner.

The management of Eastern Carolina Regional Housing Authority strongly believes that the actions stated in this plan will play a significant role in improving the satisfaction of the residents living in its communities.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Eastern Carolina Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P01050102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement Reser <input type="checkbox"/> or Disasters/Emergencies Revised Annu <input type="checkbox"/> statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> 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				
3	1408 Management Improvements	114,000.00	-	-	-
4	1410 Administration	116,608.00	-	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	33,469.00	-	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	802,750.00	-	-	-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	27,025.00	-	-	-
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

CC: Commissioners
 RMcLawhon
 DRoseborough
 RLancaster

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

PHAName: Eastern Carolina Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P01050102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reser or Disasters/Emergencies Revised Annu 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	
20	1502 Contingency	72,231.00	-	-	-
21	Amount of Annual Grant: (sum of lines.....)	\$ 1,166,083.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security--Soft Costs				
25	Amount of Line 21 related to Security--Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName:		Grant Type and Number					Federal FY of Grant:	
EASTERN CAROLINA REGIONAL HOUSING AUTHORITY		Capital Fund Program Grant No: NC19P01050102 Replacement Housing Factor Grant No:					2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
#N/A	HEATING SYSTEM (1&2 BEDROOMS)	1460	18 Units	\$ 54,000.00	-	-	-	
EASTOVER	AIR CONDITION UNITS	1460	17 Units	\$ 25,500.00	-	-	-	
TERRACE								
	SUBTOTAL			\$ 79,500.00	-	-	-	
2.NC10-7	HEATING SYSTEM (1&2 BEDROOMS)	1460	18 Units	\$ 54,000.00	-	-	-	
SAMPSON HOMES	AIR CONDITION UNITS	1460	17 Units	\$ 25,500.00	-	-	-	
	SUBTOTAL			\$ 79,500.00	-	-	-	
3.NC10-8	#N/A	1470	50 Units	\$ 25,000.00	-	-	-	
MANTEO CIRCLE	FLOOR & BASEBOARDS	1460	50 Units	\$ 181,000.00	-	-	-	
	SUBTOTAL			\$ 206,000.00	-	-	-	
4.NC10-11	HEATING SYSTEM (1&2 BEDROOMS)	1460	4 Units	\$ 12,000.00	-	-	-	
BROOKSIDE	AIR CONDITION UNITS	1460	86 Units	\$ 129,000.00	-	-	-	
MANOR	SUBTOTAL			\$ 141,000.00	-	-	-	
5.NC10-12	#N/A	1470	PHA WIDE	\$ 2,025.00	\$ -	\$ -	\$ -	
DOGWOOD	HEATING SYSTEM (1&2 BEDROOMS)	1460	8 Units	\$ 24,000.00	\$ -	\$ -	\$ -	
CIRCLE & BYRON BUTLER	AIR CONDITION UNITS	1460	62 Units	\$ 93,000.00	-	-	-	
	SUBTOTAL			\$ 119,025.00	-	-	-	

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

PHAName: EASTERN CAROLINA REGIONAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NC19P01050102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
6.NC10-15&18 WINFREY COURT	AIR CONDITION UNITS	1460	90 Units	\$ 132,750.00	-	-	-	
	SUBTOTAL			\$ 132,750.00	-	-	-	
7.NC10-19 AUSTIN ACRES	AIR CONDITION UNITS	1460	43 Units	\$ 72,000.00	-	-	-	
	SUBTOTAL			\$ 72,000.00	-	-	-	
8.PHAWIDE ADMIN EXPENSE	SALARIES, TECHNICAL & NON-TECHNICAL PORTIONS OF STAFF; SUPPLIES TRAVEL, LEGAL & SUNDRY EXPENSE	1410	PHAWIDE	\$ 111,608.00	-	-	-	
	SUBTOTAL			\$ 111,608.00	-	-	-	
9.CONTINGENCY	CONTINGENCY TO COVER UNEXPECTED COST	1502	PHAWIDE	\$ 72,231.00	-	-	-	
	SUBTOTAL			\$ 72,231.00	-	-	-	
10.FEES & COST	A & E DESIGN FEES	1430	PHAWIDE	\$ 33,469.00	-	-	-	
	SUBTOTAL			\$ 33,469.00	-	-	-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: EASTERN CAROLINA REGIONAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: NC19P01050102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC10-6 EASTOVER	12/31/03			12/31/04			
NC10-7 SAMPSON HOMES	12/31/03			12/31/04			
NC10-8 MANTEO CIRCLE	12/31/03			12/31/04			
NC10-11 BROOKSIDE MANOR	12/31/03			12/31/04			
NC10-12 DOGWOOD & BYRON BUTLER	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							
PHAName: EASTERN CAROLINA REGIONAL HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: NC19P01050102 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
#N/A							
WINFREY COURT	12/31/03			12/31/04			
NC10-19							
AUSTIN ACRES	12/31/03			12/31/04			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHAName EASTERN CAROLINA		REGIONAL HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1		
A. Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: PHAFY:2003	Work Statement for Year 3 FFY Grant: PHAFY:2004	Work Statement for Year 4 FFY Grant: PHAFY:2005	Work Statement for Year 5 FFY Grant: PHAFY:2006	
NC10-3MACONCOURTI	See Annual Statement	120,000.00	30,655.00	51,667.50	40,000.00	
NC10-4MACONCOURTII		72,000.00	22,992.00	31,000.50	24,000.00	
NC10-5BAYVIEWHOMES		-	-	-	-	
NC10-6EASTOVERTERRACE		-	100,000.00	31,500.00	35,000.00	
NC10-7SAMPSONHOMES		-	100,000.00	31,500.00	35,000.00	
NC10-8MANTEOCIRCLE		-	3,000.00	-	75,672.00	
NC10-11BROOKSIDEMANOR		540,000.00	-	-	333,000.00	
NC10-12DOGWOOD&BBUTLER		10,000.00	-	-	90,000.00	
NC10-14KINGSTERRACE		6,000.00	-	-	-	
NC10-15&18WINFREYCOURT		-	-	81,000.00	-	
NC10-16MAGNOLIA&MERCER		15,000.00	-	45,000.00	-	
NC10-17KNOLLWOODCOURT		55,550.00	-	36,000.00	17,976.00	
NC10-19AUSTINACRES		-	339,000.00	194,799.00	-	
NC10-21BRANTWOODCOURT		5,225.00	113,400.00	182,000.00	72,000.00	
NC10-22DUDLEYCOURT		-	21,000.00	42,000.00	-	
B.MANAGEMENTIMPROVEMENTS			96,891.00	100,491.00	104,199.00	108,017.70
C.HA-WIDENONDWELLING						
STRUCTUREANDEQUIPMENT		-	4,128.00	-	-	
D.ADMINISTRATION		116,608.00	116,608.00	116,608.00	116,608.30	
E.COLLATERIZATIONORDEBT						
SERVICES			90,000.00	90,000.00	90,000.00	
F.OTHER		128,809.00	124,809.00	128,809.00	128,809.00	
CFPFundsListedfor 5-yearplanning		1,166,083.00	1,166,083.00	1,166,083.00	1,166,083.00	
ReplacementHousing FactorFunds						

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages—WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>02</u> FFYGrant:2003 PHAFY:			ActivitiesforYear: <u>02</u> FFYGrant:2003 PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	NC10-3MACONCOURTI			NC10-17KNOLLWOODCOURT		
Annual	KITCHENCABINETS}			CLOSETDOORS	40Units	35,550.00
Statement	SINK&FIXTURES}	40Units	120,000.00	GUTTER	40Units	8,000.00
				TERMITETREATMENT	40Units	12,000.00
	NC10-4MACONCOURTII					
	KITCHENCABINETS}			NC10-21BRANTWOODCOURT		
	SINK&FIXTURES}	24Units	72,000.00	DOORS-HEATER&HOTWATER	36Units	5,225.00
	NC10-11BROOKSIDEMANOR					
	EXTERIORDOORS	90Units	36,000.00			
	INSULATEDWINDOWS	90Units	189,000.00			
	BATHROOMRENOVATION	90Units	315,000.00			
	NC10-12DOGWOOD&BYRONBUTLER					
	STORMDOORSCREENS	100Units	10,000.00			
	NC10-14KINGSTERRACE					
	STORMDOORSCREENS	60Units	6,000.00			
	NC10-16MAGNOLIA&MERCERCOURT					
	TERMITETREATMENT	50Units	15,000.00			
TotalCFPEstimatedCost						\$ 823,775.00

PROGRESS IN MEETING THE 5 YEAR PLAN
MISSION AND GOALS

Eastern Carolina Regional Housing Authority has made significant progress in accomplishing the goals of its 5 year plan. Accomplishments are indicated below:

1. Expand the supply of assisted housing:

Management staff has attended conferences offered by The Department of Housing and Urban Development, NCHousing Finance Agency, The National Development Council and various trade organizations to enhance their knowledge of assisted housing development and production.

The Executive Director and Deputy Executive Director have attained N.C. Real Estate Broker's Licenses.

The Housing Authority's Board of Commissioners has established a non-profit development company, with the mission of developing low-income assisted housing within the 10 county jurisdiction of the Housing Authority.

2. Improve the quality of assisted housing.

Eastern Carolina Regional Housing Authority received the designation of High Performer for the fiscal year ending September 30, 2001. Management contemplates a continued designation of High Performer based on management indicators for the fiscal year ending September 30, 2002.

3. Provide an improved living environment:

Management implemented a preference for working families and established flat rents in an effort to deconcentrate poverty within its developments.

The Housing Authority has continued its relationship with local law enforcement agencies to increase the safety and security of its communities through the use of FY 2002 Drug Elimination Program funding. Safety and security activities funded by the PHDEP have been absorbed into the operating budget and capital fund program.

4. Promote self-sufficiency and asset development of assisted households:

The Housing Authority's management has continued its coordination with local Community colleges and Human Services agencies to make various self-sufficiency activities available to its resident.

5. Ensure equal opportunity and affirmatively further fair housing:

Training of employees on law governing fair housing and equal opportunity is ongoing. Bulletin boards are being reviewed and updated.

Component 3,(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Eastern Carolina Regional Housing Authority
300 Myers Avenue
P.O. Box 1315
Goldsboro, NC 27533 -1315

Voluntary Conversion Initial Assessments FY2001

1. Eastern Carolina Regional Housing Authority has seventeen (17) developments that are subject to the Required Initial Assessments and one development, which is exempt from this assessment based on the exemption for elderly and/or disabled development.

2. Developments where the Initial Assessment is required:

a.	Macon Court I	NC010-3	40 Units
b.	Macon Court II	NC010-4	24 Units
c.	Bayview Homes	NC010-5	25 Units
d.	Kings Terrace	NC010-14	60 Units
e.	Eastover Terrace	NC010-6	35 Units
f.	Sampson Homes	NC010-7	35 Units
g.	Manteo Circle	NC010-8	50 Units
h.	Dogwood Circle	NC010-12	70 Units
i.	Brookside Manor	NC010-11	90 Units
j.	Winfrey Court I	NC010-15	40 Units
k.	Winfrey Court II	NC010-18	50 Units
l.	Magnolia Court	NC010-16A	26 Units
m.	Mercer Court	NC010-16B	24 Units
n.	Knollwood Court	NC010-17	40 Units
o.	Austin Acres	NC010-19	43 Units
p.	Brantwood Court	NC010-21	36 Units
q.	Dudley Court	NC10-22	21 Units

3. Development where Initial Assessment is not required:

Bryon Butler Court NC010-12 30 Units

4. Initial Assessments have been completed for seventeen (17) covered developments as indicated below:

- a. Macon Court I, a general occupancy development located in Morehead City, North Carolina. The city is located in Carteret County in Eastern North Carolina. The county has a population of 59,383 with an area medium income of \$31,746.00. The average income of the residents of Macon Court II is \$12,563.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of

this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).

- b. Macon Court II, a general occupancy development located in Morehead City, North Carolina. The city is located in Carteret County in Eastern North Carolina. The county has a population of 59,383 with an area median income of \$31,746.00. The Average income of the residents of Macon Court II is \$12,563.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- c. Bayview Homes, a general occupancy development located in Morehead City, North Carolina. The city is located in Carteret County in Eastern North Carolina. The county has a population of 59,383 with an area median income of \$31,746.00. The Average income of the residents of Bayview Homes is \$9,828.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- d. Kings Terrace, a general occupancy development located in Morehead City, North Carolina. The city is located in Carteret County in Eastern North Carolina. The county has a population of 59,383 with an area median income of \$31,746.00. The Average income of the residents of Kings Terrace is \$10,511.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- e. Manteo Circle, a general occupancy development located in Havelock, North Carolina. The city is located in rural Craven County in Eastern North Carolina. The county has a population of 91,436 with an area median income of \$30,410.00. The Average income of the residents of Manteo Circle is \$11,250.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).

- f. Eastover Terrace, a general occupancy development located in Clinton, North Carolina. The city is located in rural Sampson County in Eastern North Carolina. The county has a population of 60,161 with an area medium income of \$27,173.00. The Average income of the residents of Eastover Terrace is \$7,274.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- g. Sampson Homes, a general occupancy development located in Clinton, North Carolina. The city is located in rural Sampson County in Eastern North Carolina. The county has a population of 60,161 with an area medium income of \$27,173.00. The Average income of the residents of Eastover Terrace is \$8,047.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- h. Brookside Manor, a general occupancy development located in Goldsboro, North Carolina. The city is located in rural Wayne County in Eastern North Carolina. The County has a population of 113,329 with an area medium income of \$29,041.00. The Average income of the residents of Brookside Manor is \$9,805.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- i. Winfrey Court I, a general occupancy development located in Goldsboro, North Carolina. The city is located in rural Wayne County in Eastern North Carolina. The county has a population of 113,329 with an area medium income of \$29,041.00. The Average income of the residents of Winfrey Court I is \$10,033.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- j. Winfrey Court II, a general occupancy development located in Goldsboro, North Carolina. The city is located in rural Wayne County in Eastern North Carolina. The county has a population of 113,329 with an area medium income of \$29,041.00. The Average income of the residents of Winfrey Court II is \$10,033.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of

this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).

- k. Magnolia Court, a general occupancy development located in Magnolia, North Carolina. The city is located in rural Duplin County in Eastern North Carolina. The county has a population of 49,063 with an area medium income of \$26,715.00. The Average income of the residents of Magnolia Court is \$9,731.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- l. Mercer Court, a general occupancy development located in Beulaville, North Carolina. The city is located in rural Duplin County in Eastern North Carolina. The county has a population of 49,063 with an area medium income of \$26,715.00. The Average income of the residents of Mercer Court is \$8,733.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- m. Dogwood Circle, a general occupancy development located in Clinton, North Carolina. The city is located in rural Sampson County in Eastern North Carolina. The county has a population of 60,161 with an area medium income of \$27,173.00. The Average income of the residents of Dogwood Circle is \$8,820.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- n. Brantwood Court, a general occupancy development located in Roseboro, North Carolina. The city is located in rural Sampson County in Eastern North Carolina. The county has a population of 45,000 with an area medium income of \$27,173.00. The Average income of the residents of Brantwood Court is \$8,622.00. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).
- o. Dudley Court, Jacksonville, North Carolina. The city is located in rural Onslow County in Eastern North Carolina. The County has a population

of 150,355 with an area medium income of \$27,372.00. The Average income of the residents of Dudley Court is \$18,101.00. The county has a large military population with an extreme demand for low and moderate priced commercial rental housing. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).

- p. Austin Acres, a general occupancy development located in Clayton, North Carolina. The city is located in rural Johnston County in Eastern North Carolina. The county has a population of 121,965 with an area medium income of \$34,081.00. The Average income of the residents of Austin Acres is \$14,008.00. Wake County and the Raleigh, North Carolina metropolitan area, border Johnston County. This area has an extreme demand for low and moderate price commercial rental housing. Due to the unavailability to landlord willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).

- q. Knollwood Court, a general occupancy development located in Angier, North Carolina. The city is located in rural Harnett County in Eastern North Carolina. The county has a population of 91,025 with an area medium income of \$29,080.00. The Average income of the residents of Knollwood Court is \$12,329.00. Wake County and the Raleigh, North Carolina metropolitan area, border Harnett County. This area has an extreme demand for low and moderate price commercial rental housing. Due to the unavailability to landlords willing to participate in the tenant based assistance program, conversion of this development may be inappropriate because of removal of the development would not meet the necessary condition for voluntary conversion described at 972.200(c).