

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2002 (10/01/02 - 9/30/03)

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of Winston -Salem

PHANumber: NC012

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)

ANNUAL PLAN
PHAFISCAL YEAR 2002(10/01/02 –09/30/03)
 [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)
 To provide adequate, affordable, viable, quality housing, and community support services emphasizing self -sufficiency for all residents through collaborations with local agencies, thereby, creating sustainable neighborhoods and improving the quality of life for our residents.

B.Goals

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

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- 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 supportive services to increase independence for the elderly or families with disabilities.
- Other:(listbelow)

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:(listbelow)

Other PHA Goals and Objectives:(listbelow)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciesofthePHAthat areincludedintheAnnualPlan.

ThisFY2002 -2003AnnualPlanrepresentstheHousingAuthorityofWinston -Salem'ssecond yearofinvolvementwithPHAplanningprocess.Highlightsofmajoractivitiesandlocalpolicies thatimprovethequalityoflifefor residentsareincluded,asarestrategicinitiativeshatkeep pacewithHUD'sever -increasingdemandontheindustryforaccountabilityandintegrity.

Thisplanwasdonewithfullparticipationamongstaff,residents,communitystakeholders inclusive ofbusiness,civicandpublicfiguresandthehousingauthority'sBoardof Commissioners.StrictadherencetoallofHUD'spublichousingpolicies,procedures,rulesand regulationsisreflectedintheresponsesherein.

Itisalsoimportanttonoteth atwehaveincludedasanattachmenttothisdocumentthepublic housingupdatefortheConsolidatedPlanoftheCityofWinston -Salem.

Somechangeshereinaredirectlyrelatedtoprivatemarketstandards ofpropertymanagement. Theseareimposedtoachievemaximumefficiencybothasmanagersofpeopleandproperty. Developingnewresourcesforreplacementofresidentpreventionprogramsalsaddressedin thisplan.Underlyingthisentireplanaremultipleapproachestoself -developmentofpeople in anefforttomovethemfromwelfaretowork.Ourcommitmentistomaintainandmanagethe bestpublichousinginthenation.

Evenasthesebroadgoalsareareality,werecognizethathomeownershipisavitalpartoflifting individualsandfamilies outofpoverty.ThatiswhyourplansareambitiousforpursuitofHOPE Vlandtherealityitpromisesresidentswhoarewillingtomakesignificantchangesintheirlives.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration **Attachment A**
- FY2002 Capital Fund Program Annual Statement **Attachment B**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart **Attachment C**
- FY2002 Capital Fund Program 5 Year Action Plan **Attachment D**
- Public Housing Drug Elimination Program (PHDEP) Plan **Attachment E**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Attachment F**

- Other(Listbelow,providingeachattachmentname)
 PetPolicyattachmentadoptedMarch2001 **AttachmentG**
 ActivitiesbyPHAtoconsistentwithConsolidatedPlan **AttachmentH**

SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
X	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
X	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
	FairHousingDocumentation: RecordsreflectingthatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingchoiceinthoseprograms,addressedoris addressingthoseimpedimentsinareasonablefashioninview oftheresourcesavailable,andworkedorisworkingwith localjurisdictionstoimplementanyofthejurisdictions’ initiatives toaffirmativelyfurtherfairhousingthatrequire thePHA’sinvolvement.	5YearandAnnualPlans
X	ConsolidatedPlanforthejurisdiction/sinwhichthePHAis located(whichincludestheAnalysisof ImpedimentstoFair HousingChoice(AI))andanyadditionalbackupdatato supportstatementofhousingneedsinthejurisdiction	AnnualPlan: HousingNeeds
X	Mostrecentboard -approvedoperatingbudgetforthe public housingprogram	AnnualPlan: FinancialResources;
X	PublicHousingAdmissionsand(Continued)Occupancy Policy(A&O),whichincludestheTenantSelectionand AssignmentPlan[TSAP]	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	Section8AdministrativePlan	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	PublicHousingDeconcentrationandIncomeMixing Documentation: 1. PHAboardcertificationsofcompliancewith deconcentrationrequirements(section16(a)oftheUS HousingActof1937,asimplementedinthe2/18/ 99 <i>QualityHousingandWorkResponsibilityActInitial Guidance;Notice</i> andanyfurtherHUDguidance)and 2. Documentationoftherequireddeconcentrationand incomemixinganalysis	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	Publichousingrentdeterminationpolicies,includingthe methodologyforsettingpublichousingflatrents <input checked="" type="checkbox"/> checkhereifincludedinthe publichousing A&OPolicy	AnnualPlan:Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
X	Section 8 rent determination (payment standard) policies <input checked="" 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 A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" 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
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	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
X	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	Annual Plan: Safety and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	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 results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	12,495	4	4	4	N/A	5	3
Income > 30% but <= 50% of AMI	10,159	3	3	4	N/A	4	3
Income > 50% but < 80% of AMI	17,767	3	3	4	N/A	3	3
Elderly	2,530	3	4	2	3	1	3
Families with Disabilities	13,000	3	5	2	5	2	3
Race/Ethnicity	5,789	2	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999 -2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2496		180%
Extremely low income <=30% AMI	1990	80%	
Very low income (>30% but <=50% AMI)	495	19%	
Low income (>50% but <80% AMI)	11	1%	
Families with children	1555	62%	
Elderly families	86	3%	

Housing Needs of Families on the Waiting List			
Families with Disabilities	492	22%	
Race/ethnicity(2)	2371	95%	
Race/ethnicity(1)	125	5%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Closed December, 2001			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	887		625%
Extremely low income <= 30% AMI	790	89%	
Very low income (> 30% but <= 50% AMI)	88	10%	
Low income (> 50% but < 80%)	9	1%	

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	437	49%	
Elderly families	17	2%	
Families with Disabilities	129	15%	
Race/ethnicity(2)	816	92%	
Race/ethnicity(1)	71	8%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	382	43%	400%
2BR	354	40%	300%
3BR	142	16%	600%
4BR	9	1%	1200%
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 reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **INTHE 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 -uprates 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 -uprates 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 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial-purposevoucher targetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial-purposevoucher targetedtofamilieswithdisabilities,should theybecomeavailable
- Affirmativelymarkettoallocalnon-profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarket toraces/ethnicitiesshowntohavedisproportionatehousing needs
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counsel section 8 tenants 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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$7,130,000	
b) Public Housing Capital Fund	\$3,555,340	
c) HOPEVI Revitalization	\$2,700,000	
d) HOPEVI Demolition	\$972,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$17,118,090	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$395,070	
g) Resident Opportunity and Self - Sufficiency Grants	154,020	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
Section 8/FSS	\$45,200	Fund Salary
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2000 Comprehensive Grant	\$184,073	
1997 HOPE VI URP	\$15,788,108	
3. Public Housing Dwelling Rental Income	\$2,567,819	Operating Expenses
4. Other income (list below)		
Other Operating Income	\$50,000	Operating Expenses
Non-Dwelling Rental (Day Care)	\$5,400	Operating Expenses
Excess Utilities	\$41,440	Operating Expenses
Interest on Investments	\$36,000	Operating Expenses
4. Non -federal sources (list below)		
U.S. Golf Association	\$45,000	Youth Resident Training
WS/FC School System	\$28,500	Computer Server/Equip.
Total resources		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **1 Month**
- Other: (describe)

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

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

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 (**Azalea Terrace and Kimberly Park Terrace Phase II Only**)
- Other (describe)

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

- PHA main administrative office
- PHA development site management office (**Azalea Terrace and KPT Phase II Only**)
- 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? **Two**

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? **One**

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **Upto 5 lists (Public Housing, Section 8, Scattered Sites, Azalea Terrace, and HOPE VI Phase II development)**

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)
Scattered Sites Office located at 625 W. Sixth Street

(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 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 reprisal or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admission 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
- 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 reprisal 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
- Other source (list)

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

- Atfamilyrequestforrevision
- Other(list)

(6)DeconcentrationandIncomeMixing

a. Yes No:DidthePHA’sanalysisofitsfamily(generaloccupancy) developmentstodet ermineconcentrationsofpovertyindicatethe needformeasurestopromotedeconcentrationofpovertyorincome mixing?

b. Yes No:DidthePHAadoptanychangestoits **admissionspolicies** basedon theresultsofthe requiredanalysisoftheneedtopromote deconcentrationofpovertyortoassureincomemixing?

c.Iftheanswertobwasyes,whatchangeswereadopted?(selectallthatapply)

Adoptionofsite basedwaitinglists
Ifselected,listtar geteddevelopmentsbelow:

Employingwaitinglist“skipping”toachievedeconcentrationofpovertyor incomemixinggoalsattargeteddevelopments
Ifselected,listtargeteddevelopmentsbelow:

Employingnewadmission preferencesattargeteddevelopments
Ifselected,listtargeteddevelopmentsbelow:

Other(listpoliciesanddevelopmentstargetedbelow)

d. Yes No:DidthePHAadoptanychangesto **otherpolicies** basedontheresults oftherequiredanalysisoftheneedfordeconcentrationofpoverty andincomemixing?

e.Iftheanswertodwasyes,howwouldyoudescribethesechanges?(selectallthat apply)

Additionalaffirmativemarketing

Actionstoimprovethearketabilityofcertaindevelopments

Adoptionoradjustmentofceilingrentsforcertaindevelopments

Adoptionofrentincentivestoencouragedeconcentrationofpovertyandinc ome- mixing

Other(listbelow)

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug -related activity
 Other (describe below) Only current and previous landlord names and addresses.

(2)WaitingListOrganization

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)
HOPWA, HOME, Shelter plus Care. Centerpoint TBRA.

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)SearchTime

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

If yes, state circumstances below:
When requested by applicant/participant .

(4)AdmissionsPreferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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 .

2 Date and Time

Former Federal preferences

- 1 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)

- 1 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
- 1 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)

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 ensure 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 program to the public?

- Through published notices
 Other (list below)

Verbal contact and MOU's with referring agencies.

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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: **See ACOP**

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 -determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

d. How often are 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 **Section 8 Project - Based Vouchers Only**
- \$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	1860	500 per year
Section 8 Vouchers	3274	500 per year
Section 8 Certificates	Combined with voucher	
Section 8 Mod Rehab	228	
Special Purpose Section 8 Certificates/Vouchers (list individually)	HOPWA -17 HOME -30 Shelter plus care -12 Centerpoint -10	
Public Housing Drug Elimination Program (PHDEP)	1860	
Other Federal Programs (list individually)		
Service Coordinator	100	25

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)

- Maintenance Procedure Manual
- Emergency Operating Procedures
- ACOP

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan

6. PHA Grievance Procedures

[24CFR 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 24CFR 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 additions 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: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

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

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

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

1. Development name: Kimberly Park Terrace
2. Development (project) number: NC19URD -012-I197
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans 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: Happy Hill Gardens

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:
Kimberly Park Terrace HOPE VI will be a mixed -finance project

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:
Kimberly Park Terrace HOPE VI, Phase II Development

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:	Kimberly Park Terrace
1b. Development (project) number:	NC19URD -012-I197
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(04/05/00)
5. Number of units affected:	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 06/01/02 b. Projected end date of activity: 12/31/03

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; PHA 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: Healy Towers	
1b. Development (project) number: N C012	
2. Designation type:	
Occupancy by only the elderly	<input checked="" 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 checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (09/26/97)	
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 checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Azalea Terrace	

1b. Development(project)number::NC030	
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (05/24/01)	
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?	
7. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Sunrise Towers 1b. Development (project) number:: NC008	
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 checked="" type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (09/26/97)	
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?	
8. Number of units affected: 195 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" 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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

<p>B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937 C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937</p>

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Kimberly Park Terrace
1b. Development (project) number: NC19URD -012-I197
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE VI <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 checked="" 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: (12/14/2001)
5. Number of units affected: 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: **Unknown at this time**

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 06/08/1999

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 programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

residents?(If“yes”,completethefollowingtable;if“no”skip tosub -component2,FamilySelfSufficiencyPrograms.The positionofthetablemaybealteredito facilitateitsuse.)

ServicesandPrograms				
ProgramName&Description (includinglocation,if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/PHA mainoffice/otherpr ovider name)	Eligibility (publichousingor section8 participantsor both)
RAID	8		AllFamilyDevelopments	PublicHousing
Section8FSSProgram	75	SelectionCriteria	PHAMainOffice	Section8
PublicHousingFSSProgram	165	SelectionCriteria	DevelopmentOffices	PublicHousing

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing	0	329asof3/08/02
Section8	75	67asof3/08/02

b. Yes No: IfthePHAisnotmaintainingtheminimumprogramsizerequired byHUD,doesthemostre centFSSActionPlanaddressthesteps thePHAplantotaketoachieveatleasttheminimumprogram size? Ifno,liststepsthePHAwilltakebelow:

C.WelfareBenefitReductions

1.ThePHAiscomplyingwiththestatutoryrequirementssection12(d)oftheU.S. HousingActof1937(relatingtothetreatmentofincomechangesresultingfrom welfareprogramrequirements)by:(selectallthatapply)

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

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

13. PHA Safety and Crime Prevention Measures

[24CFR 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 level 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 action 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)

Happy Hill Gardens	Piedmont Park	Rolling Hills
Cleveland Avenue Homes	Sunrise & Crystal Towers	Kimberly Park
Rolling Hills	Oak Creek Apts.	

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) Entrance policy at High Rise Towers using resident security volunteers patrolling entrances

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

Happy Hill Gardens	Piedmont Park	Rolling Hills
Cleveland Avenue Homes	Sunrise, Healy & Crystal Towers	
Kimberly Park Terrace		

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)

Happy Hill Gardens Piedmont Park Rolling Hills
Cleveland Avenue Homes Sunrise & Crystal Towers

D. Additional information as required by PHDEP/PHDEP Plan Not Applicable

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: E)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]
Attachment G

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

[24CFR 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?

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

- Attached as Attachment F
- 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 in 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 assistance)-based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Winston-Salem/Forsyth County

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwiththe initiativescontainedinthe ConsolidatedPlan.(listbelow)SeeAttachmentH
- Other:(listbelow)

3. TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)
SeeConsolidatedPlan

D.OtherInform ationRequiredbyHUD

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

Attachments

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

- Attachment A – Admissions Policy for Deconcentration
- Attachment B – FY2002 Capital Fund Program Annual Statement
- Attachment C – PHA Management Organizational Chart
- Attachment D – FY2002 Capital Fund Program 5 Year Action Plan
- Attachment E – Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment F – Comments of Resident Advisory Board
- Attachment G – Pet Policy
- Attachment H – Activities by PHA to be Consistent with Consolidated Plan

Deconcentration Rule

- A. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30 percent of the area median income by public housing development. Also, the housing authority will take action to ensure that no individual development has a concentration of higher income families in one or more of the developments. To ensure that the housing authority does not concentrate families with high income levels, it is the goal of the housing authority not to house more than 60 percent of its units in any one development with families whose income exceeds 30 percent of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.
- B. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
- i. At the beginning of each housing authority fiscal year (October 1st), the housing authority will establish a goal for housing 40 percent of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40 percent of the total number of moves from the previous housing authority fiscal year.
 - ii. To accomplish the goal of:
 - (a) housing not less than 40 percent of its public housing inventory on an annual basis with families that have incomes at or below 30 percent of area median income, and
 - (b) no housing families with incomes that exceed 30 percent of the area median income in developments that have 60 percent or more of the total household living in the development with incomes that exceed 30 percent of the area median income, the housing authority may implement one or more of the following:
 - Skip over certain families on the waiting lists based on incomes;
 - Utilize affirmative marketing efforts and promotion of supportive services/amenities (i.e. after-school tutorial, 24-hour emergency maintenance, etc.) to encourage new applicants with appropriate income levels;
 - Consult and inform applicants on the waiting list of deconcentration goals;
 - Utilization of the working and FSS preferences.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Winston-Salem		Grant Type and Number Capital Fund Program Grant No: NC19P01250102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual 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	\$355,534			
3	1408 Management Improvements Soft Costs	\$478,000			
	Management Improvements Hard Costs	\$50,000			
4	1410 Administration	\$320,767			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$268,300			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$42,824			
10	1460 Dwelling Structures	\$2,037,915			
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	1499 Development Activities				
19	1502 Contingency				

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

PHAName: Housing Authority of the City of Winston-Salem	Grant Type and Number Capital Fund Program Grant No: NC19P01250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	\$3,553,340			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line eXX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: Housing Authority of the City of Winston-Salem		Grant Type and Number Capital Fund Program Grant No: NC19P01250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 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
2002.1	Operations		1406		553,000				
PHAWide									
2002.2	Resident Training		1408		60,000				
Management Improvements	Security		1408		400,000				
	Staff Training		1408		43,000				
	Computer Software		1408		50,000				
2002.3	Salaries		1410		230,000				
Administration	Fringe Benefits		1410		72,100				
	Travel		1410		13,434				
	Sundry Administration		1410		40,000				

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

PHAName: Housing Authority of the City of Winston-Salem		Grant Type and Number Capital Fund Program Grant No: NC19P01250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 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
2002.1	Operations		1406		355,534				
PHAWide									
2002.2	Resident Training		1408		60,000				
Management Improvements	Security		1408		375,000				
	Staff Training		1408		43,000				
	Computer Software		1408		50,000				
2002.3	Salaries		1410		200,000				
Administration	Fringe Benefits		1410		72,100				
	Travel		1410		8,667				
	Sundry Administration		1410		40,000				

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

PHAName: Housing Authority of the City of Winston-Salem		Grant Type and Number Capital Fund Program Grant No: NC19P01250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 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
2002.4	Fee and Costs		1430		268,300			
PHAWide								
2002.5	Tree Removal/Trimming		1450		22,824			
PHAWide								
	Sidewalk Repairs		1450		20,000			
2002.6								
NC12 -1	Roofing	30	1460		244,200			
Happy Hill		Bldgs						
2002.7	Interior Renovations	114	1460		1,223,159			
NC12 -3		Apt.						
Piedmont Park	Attic Insulation		1460		196,336			
	Roofing		1460		374,220			

Residents

Board of Commissioners

Executive Director

Executive Asst.(2)

HOPE VI Director

Adm. Asst.

Program Evaluation Coordinator

Intake Specialist

MBE/Section 3 Coordinator

Relocation Specialist

Relocation Assistant

Finance & Adm. Director

Payroll Manager

Hope VI Accountant

Finance Manager

Senior Accountant

Utility Coordinator

Resident Accounting Supervisor

Resident Accounting Tech.(2)

Accounts Payable Supervisor

Accounts Payable Specialist(2)

Contract Administrator

Purchasing Asst.

Inventory/Maintenance Spec

Fleet Manager

Runner/InterOffice Courier

Human Resources Director

Manager of Community Safety

Community Safety Supervisor

Security Guards(12)

Deputy Director

Executive Asst.

Section 8 Director

Section 8 Insp.Supvr.

Section 8 Insp.Specialist

Section 8 Inspectors(4)

Section 8 Asst. Manager

Section 8 Specialist(7)

Applications Supervisor

Applications Specialist(4)

Receptionist(2)

Housing Management Supervisor

Adm.Asst.

Housing Manager-Happy Hill

Recept/Secretary

Housing Specialists(2)

Housing Manager-Piedmont Park

Housing Specialist

Housing Manager-Kimberly Park

Recept/Secretary

Housing Specialist

Housing Manager-Cleveland Ave.

Housing Specialist

Housing Manager-Sunrise Towers

Housing Specialist
Housing Manager-Crystal Towers/Stoney Glen
Housing Specialist
Housing Manager-Healy Towers
Property Manager-Scattered Sites
Housing Specialist
Leasing Agent
Housing Manager-Rolling Hls/Holland Homes
Housing Specialist
Maintenance Foreman
Maintenance Specialist(2)
Maintenance Worker(3)
Resident Services Director
&Sec/Receptionist
Youth Sports Coordinator
Youth Sports Specialist
Service Coordinator
Adult Programs Coord.
Teachers for Tutorial Program
RAID Directors(4)
Asst. Raid Directors(4)
FSS Coordinator
Case Managers(7)
Capital Improvements Director
Adm.Asst.
Construction Coordinator
Construction Specialists(2)
Grants Writer
Management Information Systems Director
Manager
Microcomputer Programmer/Analyst
Maintenance Director
Adm.Asst.
PHAS/Quality Control Inspectors(2)
Maintenance Coordinator
Work Order Specialists(2)
Maintenance Worker (CMF & CO)
Happy Hill Gardens/Stoney Glen Supervisor
Maintenance Crew(5)
Piedmont Park Supervisor
Maintenance Crew(2)
Cleveland Avenue Homes Supervisor
Maintenance Crew (2)
Kimberly Park/Townview Supervisor
Maintenance Crew(2)
Sunrise Towers Supervisor
Maintenance Crew(2)
Crystal Towers Supervisor
Maintenance Crew(2)
Healy Towers Supervisor
Maintenance Crew(1)
Paint Crew/Crew Leader
Painters(2)
Grounds/Landscaping Supervisor
Grounds/Landscaping Crew(1)

Capital Fund Program Five - Year Action Plan

Attachment D

Part I: Summary

PHA Name Housing Authority of the City of Winston - Salem		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHAFY:	Work Statement for Year 3 FFY Grant: PHAFY:	Work Statement for Year 4 FFY Grant: PHAFY:	Work Statement for Year 5 FFY Grant: PHAFY:
NC19P012002 NC19P012004 Happy Hill Gardens	Annual Statement				\$430,545
NC19P012003 Piedmont Park		\$1,583,168			
NC19P012006 Cleveland Ave. Homes			\$1,716,670	\$1,687,368	
NC19P012008 Sunrise Towers					\$822,125
NC19P012009 Crystal Towers					\$253,000
NC19P012012 Healy Towers					\$126,000
NC19P012021 Townview Apts.		\$88,275			
Fees and Costs		\$80,006	\$79,964	\$139,302	\$145,000
Relocation		\$69,860	\$60,000	\$30,000	
PHA Wide		\$3,535			
Operations		\$670,686	\$670,686	\$670,668	\$670,668
Management		\$670,686	\$670,686	\$670,668	\$670,668
Administration		\$355,334	\$355,334	\$355,334	\$355,334
Total CFP Funds (Est.)		\$3,553,340	\$3,553,340	\$3,553,340	\$3,553,340

Total Replacement
Housing Fact or Funds

Public Housing Drug Elimination Program Plan

Attachment E

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$526,763 _____

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____

C. FFY in which funding is requested 2001 _____

D. Executive Summary of Annual PHDEP Plan

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

Lease enforcement of one strike policy with WSPD collaboration and Community safety support. Prevention programs for adults and youth with education & self-sufficiency as primary goals. Special initiative PHASAC (basketball) and RAID resident employment training are also included. Program evaluation and assessment are ongoing.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Sunrise, Crystal & Healy Towers Happy Hill Gardens, Piedmont Park, Cleveland Avenue Homes & Kimberly Park Terrace	1633	5000

F. Duration of Program

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

6 Months _____ 12 Months 18 Months _____ 24 Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs havenot been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY1999	\$472,872	NC19DEP01201199			4/01/02
FY2000	\$556,140	NC19DEP01201			9/30/02
FY2001	\$526,763	NC19DEP0120101			12/18/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

Reduction of drug activities in all PH handle enforcement of one strike policy (law enforcement). Resident employment & training for self-sufficiency and special youth related drug prevention activities, specifically PHASAC (basketball) for troubled youth as a dropout/drug prevention initiative.

B. PHDEP Budget Summary

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

FY2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$160,000
9120 - Security Personnel	34,000
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$318,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$14,763
TOTAL PHDEP FUNDING	\$526,763

C. PHDEP Plan Goals and Activities

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

9110 -Reimbursement of Law Enforcement						Total PHDEP Funding: \$160,000	
Goal(s)	Reduction of drug activities and drug related deviations by strong police presence in all developments.						
Objectives	Hire off-duty policemen to support community safety staff in surveillance activities.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Schedule of off-duty WSPD			On-going		\$160,000		Incident reports, court records, move in -move out reports.
2. Surveillance in hotspots			On-going				Electronic evidence
3. Improved & reliable crime data			On-going	12/31/02			Electronic reports & evidence

9120 -Security Personnel						Total PHDEP Funding: \$34,000	
Goal(s)	Resident Security for special purposes						
Objectives							
Proposed Activities -Use of strategic resident security in areas identified as trouble spots.	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Special deployment							Reduction in drug deals.
2. Strategic placement							Fewer people hanging out
3. Immediate feedback							Increased arrests

9130 -Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

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

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$318,000		
Goal(s) Resident training (RAID) and youth prevention activities that encourage self-sufficiency through education. RAID is Residents Against Involvement In Drugs, the resident training program.							
Objectives Hiring at least 8 residents as program assistants while preparing them for permanent employment and replacing those who advance with other residents with the same purpose. Involving 25% youth from each development in drug prevention initiatives with basketball & cheerleading as primary incentive. Provide professional staff support to supervise and manage this program.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Hire residents for each development as program Assistants.	400	Youth & adults	On-going				Monthly reports, rosters of attendance, court records, incident reports
2. Resident training, GED, DMV, Job Readiness, Math tutoring, professional staff support	40	Adults	On-going	Semi-annually per group			Residents receiving GED, Percent receiving NCDriver's license, percent placed in permanent jobs.
3. Recruitment & outreach in effort to reach uninvolved residents.	Total population	Total Population	On-going	12/31/02			Increased pool of resident applicants for RAID.

4. Afterschool programs for youth through boys & Girls Club and summer activities including ABCDE Institute drug prevention programs & activities

Minimum of 250 youth involve in

9170 -Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 -Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 -Other Program Costs					Total PHDEP Funds: \$48,763		
Goal(s) Provide administrative support evaluation & on-going assessment of program impact; special initiative for state PH basketball drug prevention activity.							
Objectives Use external evaluators and professional program tool to stay on target with program activities. Involve 25% youth from each family development in state basketball initiative (PHASAC)							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Develop RFQ for evaluation & assessment					\$14,763		Reduced drug arrests/evictions, resident security & self-sufficiency
2. PHASAC-youth recruitment for basketball & cheerleading, collaboration with public schools & community agencies.						External sources	School dropout prevention, resistance education, academic performance
3.							

Section3:Expenditure/ObligationMilestones

IndicatebyBudgetLineItemandtheProposedActivity(basedontheinformationcontainedinSection2PHDEPPlanBudgetand Goals),the%offundsthatwillbeexpended(atleast25%ofthetotalgrantaward)andobligated(atleast50%ofthetotalgrant award)within12monthsofgrantexecution.

BudgetLine Item#	25%Expenditure ofTotalGrant FundsByActivity #	TotalPHDEP Funding Expended(sumof theactivities)	50%Obligation ofTotalGrant FundsbyActivity #	TotalPHDEP Funding Obligated(sumof theactivities)
<i>e.gBudgetLine Item#9120</i>	<i>Activities1,3</i>		<i>Activity2</i>	
9110	Activities1,2,3	\$90,000	Activity1	\$160,000
9120				
9130				
9140				
9150				
9160	Activities1,2,3,4	\$160,000	Activities1,2,3,4	\$318,000
9170				
9180				
9190	Activity1	\$12,500	Activities1,2	\$48,763
TOTAL		\$262,500		\$526,763

Section4:Certifications

AcomprehensivecertificationofcompliancewithrespecttothePHDEPPlansubmissionisincludedinthe “PHACertificationsofCompliancewiththePHAPlanandRelatedRegulations.”

**Housing Authority of W -S Annual Plan Meeting 2002(10/02 -09/03)
Residents Meeting
April 11, 2002**

Meeting Notes

Resident Council Presidents/Resident Advisory Committee :

<u>Names</u>	<u>Community</u>
Jacqueline McIntyre	Kimberly Park
Doris Kimbrough	Healy Towers
Charlie M. Imes	Healy Towers
Virginia Crafford	Crystal Towers
Linda Mullis	Crystal Towers
Tyrone Williamson	Stoney Glen
Audrey Wilder	Stoney Glen
Mattie Young	Cleveland Homes
Wallace Andrews	Sunrise Towers
Yvonne Jefferson	Happy Hill Gardens
Thelma Westbrook	Happy Hill Gardens
Robert Hall	Eastgate
Shirley Phillips	Eastgate
Joyce Watlington	Happy Hill Gardens

The Annual Plan meeting was called to order by Ms. Jacqueline McIntyre, Chairperson of the Resident Advisory Committee. The meeting was then turned over to A. Fulton Meachem, Jr., Deputy Executive Director and he gave a welcome to the meeting and a brief overview of the purpose of the meeting.

The Annual Plan was presented to the HAWS residents and the session was opened to the floor for questions and answers. The following questions were discussed:

Question 1:

- The DEP Grant is being cut – is the HVAC a part of this cut?
A. No, this was a mandate by HUD; it is not a part of the DEP Grant cut.

Question 2:

- Is the Housing Authority of W -S looking at sub -contracting housing management?
A. We have the expertise to manage our properties as well as the HOPE VI

Properties. Even though we want the opportunity to manage these new developments, the decision will be based on the developer and the best long-term interest of HAWS.

Question3:

Is the job market requirements in place and what are you going to do about the Residents who say they are not going to work?

- A. Yes, the requirements are in place and we are building relationships with the Department of Social Services and other agencies. The Resident Advisory Committee must help to get the correct information about the mandatory work first program for clients that receive public assistance that are in public housing.

Question4:

The homeownership program – is it in effect and who can join?

- A. Yes, HAWS is implementing Homeownership Programs
- HOPEVI – priority to Kimberly Park Terrace Residents
 - Section 8 – Only Section 8 Family Self-Sufficiency Clients
 - Home Buyers Assistance Program – All residents that meet qualifications

Question5:

What are the guidelines for Homeownership Programs?

- A. The guidelines are relatively the same across the board:
- Must be a resident of HAWS
 - Must be a graduate of four Homeownership Institute
 - Must qualify for a mortgage
 - Personal income requirement differ per program

Question6:

Why is there a set income to participate in the homeownership institute?

- A. HUD set the minimum income to participate in the Section 8 Homeownership Program (\$10,300), but in all cases it depends on the cost of the house that determines the income requirement. All residents are encouraged to participate in the Homeownership Institute.

Question7:

When was the Family Self-Sufficiency program started in public housing?

- A. In October 2001 all public housing case managers targeted the minimum renters. Flyers were sent to every public housing residents and 329 public housing residents enrolled. The benefits are moving from unemployment, the escrow account, and education.

Question8:

When will Section 8 start receiving applications again?

- A. When/if we receive additional funding.

Question9:

Special purpose vouchers for HIV and others – can these people apply for vouchers?

- A. Yes, Section 8 department does not determine who will get these vouchers; referrals are made to us by participating agencies. If money is available they, can apply.

Question10:

What strategic plans do you have in place for RAID staff and youth programs?

- A. The strategic plans have not been put in place. The fact is that there will be some cuts – we can not operate the same way without the DEP Grant. The adult and youth programs are very important and we will evaluate the programs and make a recommendation to the Executive Director.

Question11:

Will the teachers for the RAID program be replaced with HAWS residents because they are making \$17.00 an hour?

- A. Not at this time. We have reduced the number of teachers and have recruited students from Wake Forest and Winston-Salem State University to maintain cost.

Question12:

When will the computer lab start at Sunrise Towers?

- A. We hope to have all high-rise computer labs up and running by the fall of this year.

Question13:

Why are the stoves being put off until 2006 for Crystal Towers?

- A. Due to the HVAC renovations in Happy Hill Gardens, Piedmont Park, and Cleveland Avenue Homes dollars were programmed but this does not affect the day to day operations of replacing an inoperable stove, refrigerator and etc.

Question14:

Where does Eastgate fall within HAWS?

- A. HAWS is the property manager for Eastgate not the owner. A private owner must approve all capital improvement. If the community has any request, please contact your property manager and he will formally make the owner aware.

Question15:

Safety issues – what is being done about the traffic in Eastgate?

- A. Community Safety is aware of the foot traffic in Eastgate that some residents are initiating. Thad Cook will get with the Manager and the Winston-Salem Police Department to resolve these issues. We need the resident's assistance in reducing crime by contacting the police and informing management on concerns.

THE HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM PET POLICY

Residents of the Housing Authority of the City of Winston-Salem (HAWS) may own and keep household pets as set forth in HAWS Pet Rules and policies.

The Pet Rules and policies for the Housing Authority of the City of Winston-Salem herein referred to as PHA, has been developed in accordance with HUD regulations and in accordance with the Quality and Work Responsibility Act of 1998.

The Pet Rules for this PHA are incorporated into this policy. The rules adopted by the PHA are reasonably related to the legitimate interest of the PHA, including:

The PHA's interest in providing decent, safe and sanitary living environment for existing and prospective residents;

Protecting and preserving the physical condition of the development;

The PHA's financial interest in the development, and;

The PHA shall permit the maintenance of a common household pet by residents who currently reside in the PHA sites.

I. SELECTION CRITERIA

A. Management Approval

Prior to a pet being accepted for keeping in an apartment within the PHA, the proposed owner must prepare and submit an "Application to Keep a Pet" to the PHA. The Resident/Pet Owner and the PHA must enter a "Pet Agreement".

In addition to executing the Agreement, the Resident/Pet Owner must provide to the PHA documented proof of the proposed pet's health, suitability, and acceptability in accordance with the provisions outlined in "Standards".

Pets must be registered with the PHA before the pet is brought onto the development premises and annually thereafter.

Registration includes:

- 1. Certificate signed by licensed veterinarian or designate State or Local authority or agent stating that the pet has received all inoculations required by State or Local law.*
- 2. Statements signed by a licensed veterinarian that the animal is in good health, has no communicable diseases or pests and, in the case of dogs and cats, is spayed or neutered. Cats must also be declawed.*
- 3. Name, address and telephone number of one or more responsible parties to care for the pet if the owner dies, is incapacitated or unable to care for the pet.*
- 4. Execution of a Pet Agreement, stating that the Resident accepts complete responsibility for the care and cleaning of the pet and acknowledges the applicable rules.*
- 5. Pet must be licensed in accordance with applicable State and Local law and regulations.*

Registration will be coordinated with the annual reexamination date.

Approval for the keeping of a pet shall not be extended until the requirements specified above have been met, and in no event will approval of other than the common household pet be extended.

B. Management Disapproval

The PHA shall refuse to register the pet if:

1. The pet is not a common household pet identified more specifically in the policy;
2. Pet Owner fails to provide complete pet registration information or fails annually to update the registration; and/or
3. The PHA reasonably determines, based on the pet owner's habits and practices, that the Pet Owner will be unable to keep the pet in compliance with the Pet Rules and other lease obligations. The pet's temperament may be considered as a factor in determining the perspective pet owner's ability to comply with the pet rules and other lease obligations.

C. Standards

Common household pets as outlined below will be permitted under the following guidelines:

1. Dogs

- Maximum number—One (1)
- Maximum adult weight—25 pounds
- Must be housebroken
- Must be spayed or neutered
- Must have all required inoculations
- Must be licensed as specified now or in the future by State law and local ordinance

2. Cats

- Maximum number—One (1)
- Must be declawed
- Must be spayed or neutered
- Must have all required inoculations
- Must be trained to use a litter box or other waste receptacle
- Must be licensed as specified now or in the future by State law and local ordinance

3. Birds

- Maximum number—One (1)
- Must be enclosed inside a cage at all times

4. Fish

- Maximum aquarium size—20 gallons
- Must be maintained on approved stand

5. Rodents (only rabbit, guinea pig, hamster, or gerbil)

- Maximum number—one (1)
- Must be enclosed inside an acceptable cage at all times
- Must have any or all inoculation now or in the future required by State law or local ordinance

6. Turtle

- Maximum number—one (1)
- Must be enclosed in an acceptable cage or container at all times

7. No pets other than specified may be kept by a resident
8. Only one four-legged warm-blooded pet will be allowed per unit
9. Failure to properly register and to provide the specified proof of the proposed pets prior to a pet being brought into the residents' apartments shall result in the initiation of an action to remove the pet and to evict the resident.
10. These rules do not apply to or restrict animals that are used to assist the disabled (service animals)

II. PET DEPOSIT

A. The Resident/Pet Owners shall be required to pay to the PHA a refundable deposit as defined below:

1. Dog or Cat

- a. Upon registration, the owner is required to make a pet deposit and fee of Three Hundred Dollars (\$300.00). Resident agrees to pay Two Hundred Dollars (\$200.00). This fee will be non-refundable and is not applied to any damages done by the pet. It is for the privilege of having a pet on our premises, only. One Hundred Dollars (\$100.00) shall be refunded when the Resident moves out or when the resident no longer keeps a pet, whichever is earlier and there are no damages associated with the unit.

In addition, there is a monthly rent fee of \$ 10.00 for each pet.

- b. The deposit shall be paid in either a lump sum or an initial payment of \$200.00 on or prior to the date the pet is properly registered and brought into the apartment. The monthly payments in an amount of no less than \$50.00 must be paid at rent due time until the specified deposit has been paid.

2. All Other Allowable Pets

- a. A deposit of \$75.00 shall be made for the purpose of defraying all reasonable costs directly attributable to the presence of the pet.
- b. The deposit of \$75.00 shall be paid in full on or prior to the date the pet is properly registered and brought into the apartment.

The PHA reserves the right to change or increase the required deposit by amendment to these rules.

B. All reasonable expenses incurred by the PHA as the result of damages directly attributable to the presence of the pet in the development shall be the responsibility of the Resident/Pet Owner including:

1. Cost of repairs and replacement to Residents' dwelling unit
2. Fumigation of Residents' dwelling unit

Such expenses as a result of a move-out inspection shall be deducted from the Pet Deposit at move-out and the Resident/Pet Owners shall be billed for any balance due.

C. The pet deposit shall be refunded when the Resident moves out or when the Resident no longer keeps a pet whichever is earlier.

D. Resident/Pet Owners' liability for damages caused by his or her pet is not limited to the amount of the Pet Deposit. While the Resident/Pet Owner is in occupancy, he or she will be required to reimburse the PHA for the real cost of any and all damages caused by his or her pet.

E. Legal cost to recover unpaid costs or expenses may be commenced if a properly prepared and outlined invoice is not honored.

III. PET RULES

- A. Pets must be maintained within the Resident/Pet Owner's unit. When outside the apartment, dogs and cats must be kept on a leash or carried and under the control of the Resident/Pet Owner or other responsible individual **AT ALL TIMES**. The pet must be fed and watered inside the dwelling unit; no pet food or water may be left outside the dwelling unit at any time. All other allowable pets must remain inside the unit at all times.
- B. Dogs should be walked (always on a leash) and curbed away from the buildings, sidewalks, streets, and other common walking areas. Resident/Pet Owner must carry a scoop and plastic bag when walking pet and clean up after the pet by placing waste in a tied plastic bag in the garbage. Under no circumstances will the pet be allowed to go near the shrubbery and trees located on the property.
- C. Litter Box Requirements for Cats: litter from litter boxes shall be disposed of in sealed plastic trash bags and placed in a dumpster or other PHA specified garbage area on the grounds of the development.
- Litters shall be changed at least twice weekly and waste shall be separated from the litter daily.
- Litters shall not be disposed of by being flushed through a toilet. Charges for unclogging the toilet due to the improper disposal of pet waste shall be billed to the Resident/Pet Owner.
- Litter boxes shall be kept **INSIDE** the Resident/Pet Owner's dwelling unit at all times.
- D. Resident/Pet Owner shall assume sole responsibility for liability arising from injury sustained by any person attributable to their pet.
- E. Resident/Pet Owner agrees to control the noise of his/her pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their apartments. Failure to control pet noise may result in the removal of the pet from the premises and/or lease termination.
- This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or others such activities.
- F. Any pet that causes bodily injury to any resident, guest, staff member, or other authorized person on the premises, shall be immediately and permanently removed from the premises without prior notification.
- G. No pet shall be left unattended in any apartment for a period in excess of 12 hours, except for fish.
- H. All Resident/Pet Owners shall be responsible for adequate care, nutrition, exercise, and medical attention for his/her pet.
- I. Resident/Pet Owner must be aware and recognize other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened and/or disoriented by animals. The Resident/Pet Owner agrees to use common sense and common courtesy with respect to such other residents' right to the peaceful and quiet enjoyment of common areas and his/her apartment.
- J. Resident/Pet Owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.
- K. All dogs and cats must wear both a flea and a tick collar.
- L. Visiting pets, as well as pets of visitors, are **strictly prohibited**, with the exception of Service animals.

- M. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the PHA.
- N. The expense of de-infestation of fleas in the Resident/Pet Owners' apartments shall be the responsibility of the Resident/Pet Owner.
- O. A pet tag furnished by Resident/Pet Owner must be worn by dog or cat at all times identifying the owner and apartment number.
- P. Resident/Pet Owners shall not alter their unit, patio, unit area, or common area to create an enclosure for the animal.
- Q. If an approved pet gives birth to a litter, The Resident/Pet Owner must remove all pets from the premises except the approved pet.

IV. PET RULE VIOLATIONS

A. Violation Notice

If a determination is made which is based on objective facts supported by written statements, that a Resident/Pet Owner has violated a rule, written notice will be served on the Resident/Pet Owner.

The notice must contain a brief statement of the factual basis for the determination and the pet rule allegedly violated. - The notice also must state:

1. That the Resident/Pet Owner has **ten(10) days** from the date of receiving the notice to correct the violation or make a written request for a meeting to discuss the violation.
2. That the Resident/Pet Owner is entitled to be accompanied by another person of his or her choice at the meeting .
3. That the Resident/Pet Owner correct the violation, request a meeting, or appear at a requested meeting that may result in the initiation of procedures to terminate the pet owner tenancy.

B. Violation Meeting

If a Resident/Pet Owner requests a meeting on a timely basis the PHA will establish a mutually agreeable time and a place for the meeting.

The meeting will be scheduled no later than **ten(10) days** from the effective date of service of notice of the pet rule violation , unless the pet owner agrees to a later date in writing.

The Resident/Pet Owner and the PHA will discuss the alleged violation at the meeting and attempt to correct it.

As a result of the meeting, the PHA may give the Resident/Pet Owner additional time to correct the violation.

C. Notice for Pet Removal

If the Resident/Pet Owner and the PHA are unable to resolve the violation in the allotted time, the PHA may serve notice to Resident/Pet Owner or after the meeting to remove the pet.

The notice for pet removal must:

1. Contain a brief statement of the factual basis for the determination and the pet rule's that have been violated.
2. State that the Resident/Pet Owner must remove the pet within ten (10) days of the effective date of service of the notice of pet removal; and
3. State that a failure to remove the pet may result in initiation of procedure to terminate the Resident/Pet Owner tenancy.

D. Termination of Tenancy

The PHA may initiate procedures for termination of the Resident/Pet Owner tenancy based on a pet rule violation if:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the applicable time periods specified; and
2. The pet rule violation is sufficient to begin procedure to terminate the Resident/Pet Owner tenancy under the terms of the lease and applicable regulations.

E. Pet Removal

If the health and/ or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, the procedures identified below will be followed. This includes pets that appear to be poorly cared for or which are left unattended for more than 12 hours.

This situation will be reported to the Responsible Party designated by the Resident/Pet Owner.

If the responsible Party(s) is/are unwilling or unable to care for the pet, or if the PHA despite reasonable effort has been unable to contact the Responsible Party(s), the PHA may contact the appropriate State or local authority and request the removal of pet.

V. Responsible Parties

The Resident/Pet Owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner or by other factor that render the pet owner unable to care for the pet.

VI. Inspections

The PHA, after reasonable notice to the Resident/Pet Owner, may enter and inspect the premises, in addition to other allowable inspections

The PHA may enter and inspect the unit only if he or she has received a signed, written complaint alleging that the conductor or condition of the pet in the dwelling unit constitutes an unacceptable nuisance or threat to the health or safety of the occupants of the development or other persons in the community under applicable State or local law.

VII. Emergencies

- A. Vicious Animals: The PHA will be concerned about pets who become vicious or displays symptoms of severe illness or demonstrate other behavior that constitutes an immediate threat to the health and safety of the tenancy as a whole.

The PHA will refer these cases to the State or local authority authorized under applicable state or local law to

removethesepets that exhibit this behavior.

- B. Apartment Emergencies: In the event of any emergencies which requires response to a Resident/Pet Owner's unit by management or maintenance, fire, or medical personnel, responding personnel shall not be responsible for locating or returning pets who escape from the apartment during the emergency.
- C. Building Emergencies: In the event of a building emergency such as fire or flood (but not limited to these particular emergencies), the responding building personnel or outside building personnel (i.e. fire, management, or others) shall first evacuate residents and guest, and then, if possible pets. The PHA is not responsible for pets unable to be rescued in the event of such an emergency.

TEXT TO UPDATE THE CONSOLIDATED PLAN (2002 - 2003)

Public Housing Inventory Improvements

The Housing Authority of Winston-Salem currently manages 1633 units of conventional public housing. Changes are eminent based on the progress made at the Kimberly Park Terrace HOPEVI project site. Originally consisting of 556 units of densely constructed housing; the new plans allow complete land user redistribution that decreases density while increasing housing style and choice. Some of this redevelopment is a result of adjacent land made available by the city. Creation of a "seamless" community is a major goal of the HOPEVI program. No family will lose housing as a result of this strategy. Replacement housing will be available through Section 8 vouchers. Demolition is on schedule.

Azalea Terrace is now complete. This 100 unit elderly only facility is the first phase of HOPEVI development at the former Kimberly Park Terrace site. A state of the art facility and award winner of the Community Affordable Housing Equity Corporation Development of the Year has 50 each market rate and public housing units and is leased up totally.

Currently the housing authority is working with FY 1999 - 2001 Capital funds for unexpected HVAC repairs and window replacement at Sunrise Towers. Ongoing successful implementation of capital improvements is dependent upon a continuous process of upgrading staff competency and capacity with the following goals:

1. Upgrade office equipment and computer software to meet job requirements and expectations.
2. Continuous staff training to ensure knowledge of industry standards.
3. Establish a drawing, specification production room.
4. Establish in house design specifications and standards for construction drawings where HAWS serves as general contractor.
5. Continue high performer status on annual PHAS score.
6. Review and assess continuous staff needs for meeting stated goals.
7. Prepare stock and asset management.
8. Convert sites to FSS communities by 2004.

Needs for Public Housing

The current public housing waiting list totals 696 new applicants. Bedroom size is always an issue for persons seeking public housing. The highest demand among all applicants is for two bedroom units; nonetheless one-bedroom units are also needed for single non-elderly persons. This presents a dilemma as often two bedroom occupants soon request transfers for three bedrooms due to family size increase after moving in. All former admissions preferences are eliminated from conventional public housing. This policy shift enhances applicants' capacity to occupy public housing.

Public Housing Resident Initiatives

Changes in this area are continuous to keep pace with the Quality Housing and Work Responsibility Act of 1998. The Resident Services Department is developing new strategies to meet the spirit and letter of the Act. Its stated vision is to provide the residents of the Housing Authority of Winston-Salem with the tools necessary to improve their quality of life. While this statement is the driving force of that department, it represents the philosophy of the entire housing authority and its Board of Commissioners.

The mission of Resident Services is to develop all of our human capital. Partnerships have been formed with service and educational agencies in the community to assist residents in areas where our staff is unable to meet the need or demand.

Resident Councils are very active and involved with the policy decision-making of the authority. They meet on a regular scheduled basis with the Executive Director and list their concerns thereby creating a direct path to the Board of Commissioners. The Resident Advisory Council president sits on the Board of Commissioners along with one other resident representative. It is often Resident Council input that has caused lease agreement revisions.

Service Coordination provides assistance and support for most of the elderly and disabled residents whose assessments show need for assistance with averaged daily living chores. It is grant funded and in its seventh year of operation. The Housing Authority is seeking funding to continue this initiative because of its value to residents. Having this service also allows management to forecast vacancies for one bedroom units with greater accuracy. The housing authority will continue to seek funding for this initiative.

Resident Initiatives embrace proactive programming and will continue in this manner. Programs represent a new direction for the future of Public Housing. The housing authority works with the local Department of Social Services to achieve a high level of participation by residents in initiatives that lead to their independence. We are currently represented on the Forsyth County DSS Financial Literacy Advisory Council.