

PHAPlans

5YearPlanforFiscalYears2002 -2006
AnnualPlanforFiscalYear2002

nc0016v01

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Salisbury, NC

PHANumber: NC19PO16

PHAFiscalYearBeginning:(07/2002)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
 [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 safe, affordable housing in good repair to low and moderate income families while encouraging self-sufficiency and promoting economic opportunities for residents.

B.Goals

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

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
 Apply for NCHFA Tax Credits
- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHAS score) 86
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrateoneffortstoimprovespecificmanagementfunctions:
(list;e.g.,publichousingfinance;voucherunitinspections)
- Renovateormodernizepublichousingunits:
- Demolishordisposeofobsoletepublichousing:
- Providereplacementpublichousing:
- Providereplacementvouchers:
- Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices
Objectives:
 - Providevoucher mobilitycounseling:
 - Conductoutreacheffortstopotentialvoucherlandlords
 - Increasevoucherpaymentstandards
 - Implementvoucherhomeownershipprogram:
 - Implementpublichousingorotherhomeownershipprograms:
 - Implementpublichousing site -basedwaitinglists:
 - Convertpublichousingtovouchers:
 - Other:(listbelow)

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provideanimprovedlivingenvironment
Objectives:
 - Implementmeasurestodeconcentratepovertybybringinghigherincome
publichousinghouseholdsin tolowerincomedevelopments:
 - Implementmeasurestopromoteincomemixinginpublichousingby
assuringaccessforlowerincomefamiliesinto higherincome
developments:
 - Implementpublichousingsecurityimprovements:
 - Designateddevelopmentsorbuildingsforparticularresidentgroups
(elderly, personswith disabilities)
 - Other:(listbelow)
Implementmeasurestoupdate/modernizecommunitiesasfundsallowas
outlinedinthecurrentneedsassessment.

**HUDStrategicGoal:Promoteself -sufficiencyandassetdevelopmentoffamilies
andindividuals**

- PHAGoal:Promoteself -sufficiencyandassetdevelopmentofassisted
households
Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
Educate applicants and residents on equal opportunities and affirmatively furthering fair housing.

Other PHA Goals and Objectives: (list below)

1. **Continue to diversify current operations**
 - a. **Developed plan in year one (2000)**
 - b. **Now implementing in years 2 -5 (2001 -2004)**
1. **Continued developing and strengthening the newly established non-profit as a mechanism for diversification.**
2. **Continue to identify and pursue alternative funding sources.**
 - a. **Identify and develop grant/funding requests annually and implement programs as grants/funding requests are awarded.**
 - b. **Seek mixed finance opportunities through state and federal tax credits, RPP loans and various other mechanisms as they become available.**
 - c. **Use the Replacement Housing Factor (RHF) provided for the demolition of the Lincoln Park unit to leverage mixed finance resources.**

AnnualPHAPlan
PHAFiscalYear2002
 [24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

Pleaserefertoattachmentnc0016Av1

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

TableofContents

| | <u>Page#</u> |
|--|---------------------|
| AnnualPlan | |
| i. ExecutiveSummary | Attachmentnc0016a01 |
| ii. TableofContents | |
| 1. HousingNeeds | 5 |
| 2. FinancialResources | 11 |
| 3. PoliciesonEligibility,SelectionandAdmissi ons | 12 |
| 4. RentDeterminationPolicies | 20 |
| 5. OperationsandManagementPolicies | 24 |
| 6. GrievanceProcedures | 26 |
| 7. CapitalImprovementNeeds | 27 |
| 8. DemolitionandDisposition | 28 |
| 9. DesignationofHousing | 29 |
| 10. ConversionsofPublicHousing | 30 |
| 11. Homeownership | 32 |

| | |
|---|----|
| 12. Community Service Programs | 34 |
| 13. Crime and Safety | 37 |
| 14. Pets (Inactive for January 1 PHAs) | 39 |
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 39 |
| 16. Audit | 39 |
| 17. Asset Management | 39 |
| 18. Other Information | 40 |

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 nc0016b01
- FY2002 Capital Fund Program Annual nc0016c01
- Most recent board - approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- PHA Management Organizational Chart
- FY2002 Capital Fund Program 5 Year Action Plan nc0016d01
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) nc0016e01
- Other (List below, providing each attachment name)
 - 2000 CFPP & ER Report and revisions nc0016f01
 - 2001 CFPP & ER Report and revision nc0016g01
 - Resident Advisory Board Members List nc0016h01
 - Progress of Missions & goals nc0016i01
 - Voluntary Conversion Information nc0016j01
 - Deconcentration & income mixing nc0016k01
 - Definition of substantial deviation nc0016l01

Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review | | |
|--|--|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| XX | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| XX | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| XX | Fair Housing Documentation: Records reflecting that the PHA has examined its programs | 5 Year and Annual Plans |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | |
| XX | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| XX | Most recent board -approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| XX | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| XX | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| XX | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| XX | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| XX | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| XX | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| XX | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| XX | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Grievance Procedures |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| XX | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| XX | The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| NA | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| XX | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| NA | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| XX | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| NA | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| XX | 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 |
| NA | Approved or submitted public housing home ownership programs/plans | Annual Plan: Homeownership |
| XX | Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan : Homeownership |
| ---- | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self -Sufficiency |
| XX | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self -Sufficiency |
| NA | Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self -Sufficiency |
| XX | The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for a ny open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| XX | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| NA | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| ---- | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

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

| HousingNeedsofFamiliesintheJurisdiction ByFamilyType | | | | | | | |
|---|---------|--------------------|--------|---------|--------------------|------|---------------|
| FamilyType | Overall | Afford- ability | Supply | Quality | Access- ibility | Size | Loca- tion |
| Income<=30% ofAMI | 31% | 5 | 5 | 4 | 1 | 2 | 1 |
| Income>30%but <=50%ofAMI | 20% | 5 | 5 | 4 | 1 | 2 | 1 |
| Income>50%but <80%ofAMI | 9% | 5 | 5 | 4 | 1 | 2 | 1 |
| Elderly | NA | 5 | 5 | 5 | 1 | 1 | 1 |
| Familieswith Disabilities | NA | NA | NA | NA | NA | NA | NA |
| Race/Ethnicity | -- | -- | -- | -- | -- | -- | -- |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterialsmustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear: 2001
- U.S.Censusdata:theComprehensiveHousingAffordability Strategy
 (“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

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

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

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|------------------------------|
| Waiting list type: (select one) | | | |
| <input 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 | 224 | | Unknown 1 st year |
| Extremely low income <= 30% AMI | 107 | 48 | |
| Very low income (> 30% but <= 50% AMI) | 86 | 38 | |
| Low income (> 50% but < 80% AMI) | 31 | 14 | |
| Families with children | 130 | 58 | |
| Elderly families | 19 | 9 | |
| Families with Disabilities | 21 | 9 | |
| Race/ethnicity (b) | 160 | 71 | |
| Race/ethnicity (w) | 64 | 29 | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | | | |
| 2BR | | | |
| 3BR | | | |
| 4BR | | | |

| Housing Needs of Families on the Waiting List | | | |
|---|--|--|--|
| 5BR | | | |
| 5+BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

| 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 | 70 | | 168 |
| Extremely low income <= 30% AMI | 30 | 44 | |
| Very low income (>30% but <=50% AMI) | 22 | 36 | |
| Low income (>50% but <80% AMI) | 18 | 29 | |
| Families with children | 6 | 9 | |
| Elderly families | 7 | 10 | |
| Families with Disabilities | 5 | 7 | |
| Race/ethnicity (b) | 62 | 9 | |
| Race/ethnicity (w) | 8 | 11 | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |
| Characteristics by | | | |

| Housing Needs of Families on the Waiting List | | | |
|--|----|----|-----|
| Bedroom Size (Public Housing Only) | | | |
| 1BR | 65 | 93 | 21 |
| 2BR | 3 | 4 | 111 |
| 3BR | 2 | 3 | 19 |
| 4BR | 0 | 0 | 17 |
| 5BR | 0 | 0 | 0 |
| 5+BR | 0 | 0 | 0 |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing unit lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicantsto 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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 5 Needs Assessment for Public Housing 04
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organization 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 2002 grants) | | |
| a) Public Housing Operating Fund | 936,708.00 | |
| b) Public Housing Capital Fund | 939,646.00 | |
| c) HOPE VI Revitalization | -0- | |
| d) HOPE VI Demolition | 220,000 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 273,062.00 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | -0- | |
| g) Resident Opportunity and Self-Sufficiency Grants | -0- | |
| h) Community Development Block Grant | -0- | |
| i) HOME | -0- | |
| Other Federal Grants (list below) | | |

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|----------------------|
| Sources | Planned \$ | Planned Uses |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| 2001 Capital Fund | 456,409.00 | Capital improvements |
| 2001 PHDEP | 129,945.00 | Safety/security |
| 2000 Capital Fund | 50,561.03 | Safety/security |
| 3. Public Housing Dwelling Rental Income | 980,000.00 | |
| | | |
| 4. Other income (list below) | | |
| Investments | 20,000.00 | |
| Late charges | 26,020.00 | |
| Excess Utilities | 60,000.00 | |
| Miscellaneous other | 31,400.00 | |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 4,123,751.00 | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
Upon completion of application.

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
- Other (describe)

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

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

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?

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in 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 reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure 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)
Resident Handbook

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

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)
When there is a loss or addition to the family group of another member who should become lessee or has income.

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

B. Section 8

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

(1) Eligibility

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

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

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

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

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through 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)
Payment history, housekeeping

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:
To assist families in finding affordable housing.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
High rent burden (rent is greater than 31% of income)

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

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- Fortheearnedincomeofapreviouslyunemployedhouseholdmember
- Forincreasesinearnedincome
- Fixedamount(otherthangeneralrent -settingpolicy)
Ifyes,stateamount/sandcircumstancesbelow:

- Fixedpercentage(otherthangeneralrent -settingpolicy)
Ifyes,statepercentage/sandcircumstancesbelow:

- Forhouseholdheads
- Forotherfamilymembers
- Fortransportationexpenses
- Forthenon -reimbursedmedicalexpensesofnon -disabledornon -elderly families
- Other(describepbelow)

e.Ceilingrents

1. Doyouhaveceilingrents?(rentssetatalevellowerthan30%ofadjustedincome)
(selectone)

- Yesforalldevelopments
- Yesbutonlyforsomededevelopments
- No

2. Forwhichkindsofdevelopmentsareceilingrentsinplace?(selectallthatapply)

- Foralldevelopments
- Forallgeneraloccupancydevelopments(notelderlyordisabledorelderly only)
- Forspecifiedgeneraloccupancydevelopments
- Forcertainpartsofdevelopments;e.g.,thehigh -riseportion
- Forcertainsizeunits;e.g.,largerbedroomsizes
- Other(listbelow)

3. Selectthespaceorspacesthatbestdescribehowsyouarriveatceilingrents(select allthatapply)

- Marketcomparabilitystudy
- Fairmarketrents(FMR)
- 95thpercentilerents
- 75percentofoperatingcosts
- 100percentofoperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebt service

- The "rental value" of the unit
- Other (list below)

f. Rentre -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)
When there is a reduction in income that would result in reduced rent.

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)
Fair Market Rents
Operating/Capital Budgets
95th Percentile analysis

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[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. Attachment
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
Policies and Procedures Handbook
Resident Handbook
- (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

[24 CFR 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 (nc0016dv1)

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment NC19PO16_v1

-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.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicabilityofsub -component7B:AllPHAsadministeringpublichousing.Identifyanyapproved HOPEVIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapitalFund ProgramAnnualStatement.

- Yes No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno, skiptoquestionc;ifyes,provideresponsestoquestionbfor eachgrant,copyingandcompletingasmanytimesasnecessary)
b)StatusofHO PEVIrevitalizationgrant(completeonesetof questionsforeachgrant)

1.Developmentname:

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
 RevitalizationPlansubmitted,pendingapproval
 RevitalizationPlanapproved
 ActivitiespursuanttoanapprovedRevitalizationPlan underway

- Yes No:c)DoesthePHAplantoapplyforaHOPEVIRevitalizationgrant inthePlanyear?
Ifyes,listdevelopmentname/sbelow:

- Yes No:d)WillthePHAbeengaginginanymixed -financedevelopment activitiesforpublichousinginthePlanyear?
Ifyes,listdevelopmentsoractivitiesbelow:
InconjunctionwiththeSalisburyHousing CoalitiontheSalisburyHousingAuthorityisworkingtoobtain taxcreditallocationsfortheconstructionofa32unitelderly community.

- Yes No:e)WillthePHAbeconductinganyotherpublichousing developmentorreplacementactivitiesnotdiscussedinthe CapitalFundProgramAnnualStatement?

If yes, list developments or activities below:
 Determine other programs or sources and their feasibility for
 development or replacement activities.

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: Lincoln Park Apartments | |
| 1b. Development (project) number: NC1609 | |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input 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: (26/09/2000) | |
| 5. Number of units affected: 44 | |
| 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: 01/01/2001 b. Projected end date of activity: 12/31/2002 | |

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

[24CFR Part 903.79(i)]

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

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

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

| Designation of Public Housing Activity Description | |
|---|--------------------------|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Designation type: | |
| Occupancy by only the elderly | <input type="checkbox"/> |
| Occupancy by families with disabilities | <input type="checkbox"/> |
| Occupancy by only elderly families and families with disabilities | <input type="checkbox"/> |
| 3. Application status (select one) | |
| Approved; included in the PHA's Designation Plan | <input type="checkbox"/> |
| Submitted, pending approval | <input type="checkbox"/> |
| Planned application | <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: | <u>(DD/MM/YY)</u> |
| 5. If approved, will this designation constitute a (select one) | |
| <input type="checkbox"/> New Designation Plan | |
| <input type="checkbox"/> Revision of a previously -approved Designation Plan? | |
| 6. Number of units affected: | |
| 7. Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input type="checkbox"/> Total development | |

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

Voluntary Conversion

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

| Conversion of Public Housing Activity Description |
|--|
| 1a. Development name: 1b. Development (project) number: |
| 2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next 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)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

Voluntary Conversion

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
ALL
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **NONE**
- c. How many Assessments were conducted for the PHA's covered developments?
One for each project
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **N/A**

| Development Name | Number of Units |
|------------------|-----------------|
| | |
| | |

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **N/A**

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

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: 1b. Development (project) number: |
| 2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) |
| 5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and 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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programsto enhance the economic and social self-sufficiency of residents? (If "yes", complete the following

table;if“no”skiptosub -component2,FamilySelf
SufficiencyPrograms.Thepositionofthetablemaybe
alteredtofacilitateitsuse.)

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti drug programs
- Other (describe below)

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAeligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfund.

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2000inthisPHA Plan?
- Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename:____)

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

AttachmentNC19P016Gv2 **PetPolicySummary**

KeycomponentsoftheSalisburyHousingAuthority’sPetPolicyinclude:

- Paymentofanon -refundable\$150petfeeforeachdogandcat.
- Petsallowedincludedogs,cats, birdsincages,fishinaquariums, hamsters,guineapigsandgerbils.
- Amaximumoftwopetsareallowed;however,combinationsof twodogs,twocatsoradogandacatarenotallowed.
- Dogsorcatsarenottoexceed30poundsinweightor15inchesin heightattheshoulders.
- Residentsmustidentifyanalternatecustodianforpetsintheevent ofresidentillnessorabsencefromthedwellingunit.
- Rentersmustcomplyfullywiththeapprovedpetpolicyorbe subjecttolosingtheirpetoreviction.

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

16. Fiscal Audit

[24CFRPart903.79(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

[24CFRPart903.79(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

[24CFRPart903.79(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 (Filename)

Provided below:

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

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

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

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Salisbury, North Carolina

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

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

Other: (list below)

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

D. Other Information Required by HUD

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

Definitions for a substantial deviation from a 5 -Year Plan and a significant amendment or modification to a 5 -Year Plan and Annual Plan:

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

Attachments

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

| | |
|--|---------------------|
| Executive Summary | Attachmentnc0016a01 |
| Admission Policy for Deconcentration | Attachmentnc0016b01 |
| 2002 Capital Fund Annual Statement | Attachmentnc0016c01 |
| 2002 Capital Fund 5 Year Action Plan | Attachmentnc0016d01 |
| Comments of Resident Advisory Board | Attachmentnc0016e01 |
| 2000 CFPP&E Report/Revision | Attachmentnc0016f01 |
| 2001 CFPP&E Report/Revision | Attachmentnc0016g01 |
| Resident Advisory Board Member List | Attachmentnc0016h01 |
| Progress of Mission & Goals | Attachmentnc0016i01 |
| Voluntary Conversion Information | Attachmentnc0016j01 |
| Deconcentration & Income Mixing | Attachmentnc0016k01 |
| Definition of a Substantial Deviation | Attachmentnc0016l01 |

Attachmentnc0016a01
ExecutiveSummary2002
SalisburyHousingAuthority

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 requires each Public Housing Authority (PHA) to develop a Housing Agency Plan in concert with a Resident Advisory Board. Each Housing Agency Plan must address five -year goals and objectives (Five Year Plan) as well as routine policies, procedures and programs (Annual Plan). This Executive Summary provides an overview of the Salisbury Housing Authority's proposed FY2001 Housing Agency Plan.

MISSION STATEMENT

The mission of the Salisbury Housing Authority 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.

FIVE YEAR GOALS

- Expand the supply of the affordable rental housing by building new units or acquiring and renovating existing units, using tax credits, HOME funds, state grants, bonds or other funding sources.
- Improve the quality of assisted housing by continuing to modernize and add amenities to existing public housing units.
- Promote self -sufficiency and asset development of families and individuals by attracting and coordinating support services.
- Identify and pursue alternative funding sources so that the Authority is not solely dependent upon HUD operating and capital grants.

- Demolish Lincoln Park and replace the 44 multi-family units with Section 8 vouchers.
- Build single-family detached housing or duplex units on the Lincoln Park site, which will be more conducive to the existing neighborhood.
- Convert 13, four and five bedroom units, to twenty-four, one and two bedroom units.

HOUSING NEEDS

Per the City's Consolidated Plan, the provision of affordable housing to low-income families is the City's top priority. The Authority's goal is to develop additional affordable rental housing to comply fully with the City's identified housing needs priorities.

RENT DETERMINATION

- No change in minimum rents - \$50/month
- Based upon market analysis, flat rents are set at the following levels

| | | |
|-----|---|-------------|
| 0BR | - | \$258/month |
| 1BR | - | \$313/month |
| 2BR | - | \$368/month |
| 3BR | - | \$460/month |
| 4BR | - | \$515/month |
| 5BR | - | \$592/month |
- Income based rents based on 30% of a family's income for rent and utilities

CAPITAL IMPROVEMENT NEEDS

Needs are detailed in the authority's recent HUD approved FY2001 GFP Plan.

DEMOLITION AND DISPOSITION

Demolition Lincoln Park's 44 units of multi-family housing and replace with 44 Section 8 replacement vouchers.

In addition to redeveloping the Lincoln Park site to be more conducive to the surrounding neighborhood.

PETS

The Authority's Pet Policy has been revised to allow pets in family units.

ASSET MANAGEMENT

The authority proposes to continue upgrading its current public housing units for increased marketability, to demolish 44 multi-family units at Lincoln Park, acquire 44 Section 8 vouchers to assist in the Lincoln Park families relocation efforts and to redevelop the existing Lincoln Park site once structures are demolished, and does not plan to convert any unit to tenant-based assistance at this time. The Authority does plan, however, to build new or acquire existing units through the newly established non-profit.

RESIDENT ON THE BOARD

The Authority currently has a resident on the Board of Commissioners. The Mayor of Salisbury appointed the resident as all other Commissioners were appointed.

RESIDENT ADVISORY BOARD

The PHA-wide Resident Council serves as the Authority's Resident Advisory Board. The list of members is included in an additional attachment.

CAPITALFUNDPROGRAMTABLESSTARTHERE

| AnnualStatement/PerformanceandEvaluationReport | | | | | |
|--|--|--|---------|-----------------|---------------------------|
| CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary | | | | | |
| PHAName:TheHousingAuthorityoftheCityof Salisbury,NC | | GrantTypeandNumber CapitalFundProgramGrantNo: NC19PO1650102 ReplacementHousingFactorGrantNo: | | | FederalFYofGrant: 2002 |
| <input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport | | | | | |
| Line No. | SummarybyDevelopmentAccount | TotalEstimatedCost | | TotalActualCost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Totalnon-CFPFunds | | | | |
| 2 | 1406Operations | 100,000.00 | | | |
| 3 | 1408ManagementImprovements | 37,838.19 | | | |
| 4 | 1410Administration | 93964.60 | | | |
| 5 | 1411Audit | 500.00 | | | |
| 6 | 1415LiquidatedDamages | - | | | |
| 7 | 1430FeesandCosts | 20,000.00 | | | |
| 8 | 1440SiteAcquisition | - | | | |
| 9 | 1450SiteImprovement | 69,000.00 | | | |
| 10 | 1460DwellingStructures | 364,843.21 | | | |
| 11 | 1465.1DwellingEquipment —Nonexpendable | 35,000.00 | | | |
| 12 | 1470NondwellingStructures | 53,500.00 | | | |
| 13 | 1475NondwellingEquipment | 31,000.00 | | | |
| 14 | 1485Demolition | - | | | |
| 15 | 1490ReplacementReserve | - | | | |
| 16 | 1492MovingtoWorkDemonstration | - | | | |
| 17 | 1495.1RelocationCosts | - | | | |
| 18 | 1499DevelopmentActivities | 134,000.00 | | | |
| 19 | 1501CollateralizationorDebtService | - | | | |
| 20 | 1502Contingency | - | | | |
| 21 | AmountofAnnualGrant:(sumoflines2 –20) | 939,646.00 | | | |
| 22 | Amountofline21RelatedtoLBPActivities | 0 | | | |

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

| | | |
|---|---|------------------------------|
| PHAName: The Housing Authority of the City of Salisbury, NC | Grant Type and Number Capital Fund Program Grant No: NC19PO1650102 Replacement Housing Factor Grant No: | Federal FY of Grant: 2002 |
|---|---|------------------------------|

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 23 | Amount of line 21 Related to Section 504 compliance | 0 | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | 0 | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | 70,000.00 | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 95,000.00 | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|---------------|---|----------------------|---------|---------------------------|----------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Housing Authority of the City of Salisbury, NC | | | Grant Type and Number Capital Fund Program Grant No: NC19PO1650102 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 |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA-Wide | <u>OPERATIONS</u> Operations | 1406 | 518 | \$100,000 | | | | |
| | SUBTOTAL | | | \$100,000 | | | | |
| PHA-Wide | <u>MANAGEMENT IMPROVEMENTS</u> | 1408 | | | | | | |
| | FSS Program | | | 1,500 | | | | |
| | Security lighting | | | 10,000 | | | | |
| | Staff/Resident Training | | | 8,000 | | | | |
| | Resident Services | | | 16,838.19 | | | | |
| | Computer Software | | | 1,500 | | | | |
| | SUBTOTAL | | | 37,838.19 | | | | |
| PHA-Wide | <u>ADMINISTRATION</u> SUBTOTAL | 1410 | | 93,964.60 | | | | |
| PHA-Wide | <u>AUDIT</u> SUBTOTAL | 1411 | | 500.00 | | | | |
| PHA-Wide | <u>FEES & COSTS</u> | 1430 | | | | | | |
| | A&E Services | | | 20,000 | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|--|---------------|---|----------------------|---------|---------------------------|----------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Housing Authority of the City of Salisbury, NC | | | Grant Type and Number Capital Fund Program Grant No: NC19PO1650102 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 |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| SUBTOTAL | | | | 20,000 | | | | |
| | <u>SITE IMPROVEMENTS</u> | 1440 | | | | | | |
| HA-Wide | Driveway repair | | | 20,000 | | | | |
| | Retaining walls | | | 12,000 | | | | |
| | Treeremoval | | | 10,000 | | | | |
| | Landscaping | | | 5,000 | | | | |
| | Clean storm drains | | | 5,000 | | | | |
| | Misc. site improvements | | | 17,000 | | | | |
| SUBTOTAL | | | | 69,000 | | | | |
| | <u>DWELLING STRUCTURES</u> | 1460 | | | | | | |
| | Unit conversion #4 | | 1 | 55,000 | | | | |
| | Showers & surrounds | | | 60,000 | | | | |
| NC16-06 | Phase 1 HVAC | | | 99,843.21 | | | | |
| NC16-02 | New heating equipment installed | | 10 | 60,000 | | | | |
| NC16-02 | New dryer hookups | | | 15,000 | | | | |
| PHA-Wide | Replace countertops | | | 10,000 | | | | |
| PHA-Wide | Cable/phonelines | | | 5,000 | | | | |
| NC16-01 | Security Screens | | | 60,000 | | | | |
| SUBTOTAL | | | | 364,843.21 | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|---|---------------|---|----------------------|---------|---------------------------|----------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Housing Authority of the City of Salisbury, NC | | | Grant Type and Number Capital Fund Program Grant No: NC19PO1650102 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 |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | <u>DWELLING EQUIPMENT NON - EXPENDABLE</u> | 1465.01 | | | | | | |
| PHA-Wide | Ranges/refrigerators | | 50/20 | 20,000 | | | | |
| | Watermeters | | 100 | 15,000 | | | | |
| | SUBTOTAL | | | 35,000 | | | | |
| | <u>NON-DWELLING STRUCTURES</u> | 1470 | | | | | | |
| Lawn Shop | Garage Door | | 1 | 800 | | | | |
| Admin. Bldg. | Administration renovation completion | | | 52,700 | | | | |
| | SUBTOTAL | | | 53,500 | | | | |
| | <u>NON-DWELLING EQUIPMENT</u> | 1475 | | | | | | |
| PHA-WIDE | Maintenance Van | | 1 | 25,000 | | | | |
| | Miscellaneous | | | 6,000 | | | | |
| | SUBTOTAL | | | 31,000 | | | | |
| | <u>DEVELOPMENT ACTIVITIES</u> | 1499 | | 134,000 | | | | |
| | GRAND TOTAL | | | 939,646 | | | | |
| | | | | | | | | |
| | | | | | | | | |

Capital Fund Program Five - Year Action Plan

Part I: Summary

| PHAName:Housing Authority of the City of Graham, NC | | | | <input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No: | |
|--|---------------------|---|---|---|---|
| Development Number/Name/HA- Wide | Year 3 | Work Statement for Year 4 FFY Grant: 2003 PHAFY: 2003 | Work Statement for Year 5 FFY Grant: 2004 PHAFY: 2004 | Work Statement for Year 6 FFY Grant: 2005 PHAFY: 2005 | Work Statement for Year 7 FFY Grant: 2006 PHAFY: 2006 |
| HA Wide | Annual Statement | \$375,000.00 | \$370,000.00 | \$370,000.00 | \$65,000.00 |
| NC16-01 | | 5,000.00 | 5,000.00 | 70,000.00 | 240,000.00 |
| NC16-02 | | 40,000.00 | -0- | 20,000.00 | 500,000.00 |
| NC16-03 | | 50,000.00 | 30,000.00 | 3,000.00 | 15,000.00 |
| NC16-04 | | -0- | | | 300,000.00 |
| NC16-05 | | 370,000.00 | 490,000.00 | 775,000.00 | 40,000.00 |
| NC16-06 | | 178,000.00 | 200,000.00 | -0- | 500,000.00 |
| NC16-07 | | 132,000.00 | 10,000.00 | -0- | 60,000.00 |
| NC16-08 | | -0- | -0- | 29,000.00 | -0- |
| | | | | | |
| CFP Funds Listed for 5 - year planning | | \$1,175,000.00 | \$1,130,000.00 | \$1,292,000.00 | \$1,720,000.00 |
| Replacement Housing Factor Funds | | | | | |

| CapitalFundProgramFive -YearActionPlan | | | | | | |
|--|--|-------------------------|---------------|--|---------------------------------|---------------|
| PartII:SupportingPages —WorkActivities | | | | | | |
| Activitiesfor Year3 | ActivitiesforYear:4 FFYGrant:2003 PHAFY:2003 | | | ActivitiesforYear:5 FFYGrant:2004 PHAFY:2004 | | |
| | Development Name/Number | MajorWorkCategories | EstimatedCost | Development Name/Number | MajorWorkCategories | EstimatedCost |
| See | PHA -WIDE | | | PHA-WIDE | | |
| Annual | | Sidewalkrepairs | 10,000.00 | | Sidewalkrepairs | 10,000.00 |
| Statement | | TreeRemoval | 10,000.00 | | Treeremoval | 10,000.00 |
| | | Landscaping | 5,000.00 | | Landscaping | 10,000.00 |
| | | Stormdrainrepair | 5,000.00 | PHA-WIDEDwelgSt | | |
| | PHA-WIDEDwellingSt. | | | | FoundationRepairs | 10,000.00 |
| | | ReplacevariousCounters | 5,000.00 | | Phone&Cable | 5,000.00 |
| | | Phone&Cable | 10,000.00 | PHA_WIDENon -dwlg. Eq.Non -expendable | | |
| | PHA-WIDENon -dwlgeq. Non-Expendable | RangesRefrigerators | 10,000.00 | PHA-WIDENon -dwlg. Eq. | Ranges -refrigerators | 10,000.00 |
| | PHA-WIDENon -dwlg. Eq.expendable | | | | Vehicle | 20,000.00 |
| | | NewVehicle | 20,000.00 | | Misc.Maintenance equipment | 20,000.00 |
| | | Misc.MaintenanceEqp. | 20,000.00 | | | |
| | NC16-01 | Retainingwalls | 5,000.00 | NC16-01 | Retainingwalls | 5,000.00 |
| | NC16-02 | SecurityScreens | 40,000.00 | NC16-03 | Roofing | 30,000.00 |
| | NC16-03 | Roofing | 30,000.00 | NC16-05 | Continuationof modernization | 490,000.00 |
| | | Modernizeresourcecenter | 20,000.00 | NC16-06 | 4Unitconversions | 200,000.00 |
| | NC16-05 | Modernizeall | 370,000.00 | NC16-07 | Dryervents | 10,000.00 |
| | | Grading | 20,000.00 | | | |
| | NC16-06 | HVAC | 163,000.00 | | | |
| | | DryerVents | 15,000.00 | | | |
| | NC16-07 | 2unitconversions | 100,000.00 | | | |
| | | Replaceawnings | 32,000.00 | | | |
| | | | | | | |

TableLibrary

| | | | | | |
|--|-----------------------|--|--|--|-----------------|
| | | | | | |
| | | | | | Subtotal |
| | | | | | |
| | TotalCFPEstimatedCost | | | | |

Attachmentnc0016e01
CommentsofResidentAdvisoryBoard

HOUSINGAUTHORITYOFTHECITYOFSALISBURY
PUBLICHEARING
APRIL11,2002

The Housing Authority of the City of Salisbury, North Carolina held a Public Hearing Thursday, April 11, 2002, at 1:00 p.m. in the training room of the main office located at 200 South Boundary Street, Salisbury, North Carolina. The purpose of the hearing was to discuss the Public Housing Agency (PHA) 5-Year and Annual Plans as required by the Quality Housing and Work Responsibility Act (QHWRA) of 1998.

The hearing was called to order by W. O. T. Fleming, Chairman of the Board of Commissioners. Chairman Fleming welcomed everyone. There were eight (8) present.

Chairman Fleming welcomed Layton J. Woodcock, Jr., Executive Director. Mr. Woodcock announced the Five-Year Plan describes the agency's long-range goals and objectives over a five-year period, and the approach to manage programs and provide services for the upcoming year. In addition, the PHA Plan is a guide to the public housing agency policies, programs, and operations to meet the needs and goals.

Hilary Edwards, Special Programs Manager, added that the 2002 Capital Fund Budget is tentative until the U.S. Department of Housing and Urban Development (HUD) announces funding for the agency. The Five-Year Plan includes HVAC renovations for NC16-06, security lighting, driveway repairs, security screens, countertops, ten (10) new furnaces for the 1 bedroom units at NC16-02, and new ranges and refrigerators. One main goal is to develop new housing through the agency's non-profit entity. Currently, there are 200 residents on the waiting list for housing.

Resident comments/questions:

Robert Pulliam: Two outside security lights are out at NC16-02, Civic Park. Would like to request an additional security light close to his apartment at the turnaround/dumpster area or near the former police substation.

Response: Mr. Woodcock will follow up on the two security lights that are not working and will see if adding an additional light is feasible.

Vida Faggart: Noted a security light is not located near apartment 50-PC Civic Park near Standish Street.

Response: Mr. Woodcock stated that Standish Street is a public street. He will bring this issue to the City of Salisbury's attention. Chairman Fleming added that the area is across the street from a church and is not Housing Authority property. Ms. Edwards noted that Duke Power installs street lights at no charge, however, the Housing Authority must pay the utility bill.

Mr. Pulliam: Near his apartment is a wooded area where drug users, alcoholics, etc. hang out and asked if the trees could be removed and the area cleaned out.

Response: Mr. Woodcock stated the property is owned by Livingstone College not the Housing Authority. Chairman Fleming added that the lot is used as a shortcut to Pardee Street and the city has policies/ordinances regarding cleaning up such areas. Mr. Woodcock noted the property is a reflection on the public housing community and the housing authority has used its resources to clean the area in the past.

Mr. Pulliam: Thanked the Housing Authority for keeping his neighborhood clean. Maintenance crew picks up trash such as beer bottles, paper, trash, etc. Mr. Pulliam added he picks up trash from time to time.

Response: Mr. Woodcock thanked Mr. Pulliam for helping keep his neighborhood clean.

Annie Jo Kerr: Children are throwing balls and playing in the streets. Will the Housing Authority write a letter to the parents of the children?

Ms. Faggart: Mothers do not look after the children and send them outside.

Response: Mr. Woodcock noted children do not play at the designated playground, where playground equipment was purchased and installed by the agency. As for children playing in the streets, he does not know how to solve the problem. As discussed at the April 9 Resident Council Meeting, Mr. Woodcock noted Chairman Powell stated parents should play with their children and/or work with other parents to share time playing with the children to keep them from playing in the streets or disturbing other residents. Yes, a letter will be written to the parents.

Ms. Faggart: Commented that residents throw food directly into the dumpsters, which attracts flies, stray dogs and cats, and causes a terrible odor.

Response: Mr. Woodcock stated the Housing Authority continues to try to keep the dumpsters clean. The agency recently changed the dumpster company. The new vendor installed newer dumpsters and keeps the units cleaner.

Mr. Woodcock discussed the proposed policy revisions. Nelda Freeze, Assistant Director, noted the community service requirement is no longer required, all increases in income must be reported within 10 days, residents are no longer required to have a Salisbury Housing Authority parking decal, written notice for lease termination is 7 days in case of any criminal activity, residents are given a choice of paying 30% of their monthly adjusted income or flat rents, a separate pet policy for designated elderly tenants, and pet policy renter's insurance for dogs and cats is no longer required.

Resident comments/questions:

Mr. Pulliam: Did the rent deposit change? He has been a resident for 4 years.

Response: Ms. Freeze replied the rent deposit amount has not changed.

Ms. Faggart: Are fish in aquariums and rabbits allowed as pets?

Response: Ms. Freeze stated that fish are allowed but rabbits are not allowed. No deposit is required for fish.

Mr. Woodcock added the changes will not apply to most residents. Regarding the pet policy, the agency is concerned about dangerous dogs such as rottweilers. Safety issues are a major concern for the Housing Authority. A Brookview resident was attacked by 2 dogs recently.

Ms. Kerr: How long can a person stay overnight with a resident. Her son visits for a couple of nights.

Response: Ms. Freeze stated a visitor can stay overnight 2 weeks a year.

Chairman Fleming thanked the residents for their comments and questions. Also, Chairman Fleming stated that the agency is open to the concerns of the tenants. The agency operates under the law as stated in the policies.

The meeting was adjourned.

City of Salisbury, NC

W.O.T. Fleming, Chairman
Board of Commissioners

Housing Authority of the

Layton J. Woodcock, Jr., Executive Director
Housing Authority of the City of Salisbury, NC

ATTACHMENTnc0016f01

CAPITALFUNDPROGRAMTABLESSTARTHERE

| AnnualStatement/PerformanceandEvaluationReport | | | | | |
|---|--|---|------------|-----------------|----------------------------------|
| CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary | | | | | |
| PHAName:TheHousingAuthorityoftheCityof Salisbury,NC | | GrantTypeandNumber CapitalFundProgramGrantNo: NC19PO1650100 ReplacementHousingFactorGrantNo: | | | FederalFYofGrant: 2000 |
| <input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno:3) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/2001 <input type="checkbox"/> FinalPerformanceandEvaluationReport | | | | | |
| Lin e No. | SummarybyDevelopmentAccount | TotalEstimatedCost | | TotalActualCost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Totalnon -CFPFunds | | | | |
| 2 | 1406Operations | 184,184.20 | 184,184.20 | 184,184.20 | 184,184.20 |
| 3 | 1408ManagementImprovements | 47,480.00 | 37,370.40 | 37,370.40 | 37,370.40 |
| 4 | 1410Administration | 92,092.10 | 92,092.10 | 92,092.10 | 92,092.10 |
| 5 | 1411Audit | 500.00 | 500.00 | 500.00 | 500.00 |
| 6 | 1415LiquidatedDamages | - | - | - | - |
| 7 | 1430FeesandCosts | 10,500.00 | 12,900.00 | 12,900.00 | 10,000.00 |
| 8 | 1440SiteAcquisition | - | - | - | - |
| 9 | 1450SiteImprovement | 95,000.00 | 112,862.58 | 112,862.58 | 110,662.58 |
| 10 | 1460DwellingStructures | 312,080.27 | 374,909.08 | 341,215.55 | 313,418.94 |
| 11 | 1465.1DwellingEquipment —Nonexpendable | 32,357.90 | 30,509.08 | 30,509.08 | 30,509.08 |
| 12 | 1470NondwellingStructures | 11,350.00 | 9,236.37 | 9,236.37 | 9,236.37 |
| 13 | 1475NondwellingEquipment | 48,876.53 | 43,256.75 | 43,256.75 | 43,256.75 |
| 14 | 1485Demolition | 60,000.00 | 0 | - | - |
| 15 | 1490ReplacementReserve | - | - | - | - |
| 16 | 1492MovingtoWorkDemonstration | - | - | - | - |
| 17 | 1495.1RelocationCost s | 10,000.00 | 8,600.44 | 8,600.44 | 8,600.44 |
| 18 | 1499DevelopmentActivities | 14,500.00 | 14,500.00 | 14,500.00 | 14,500.00 |
| 19 | 1501CollaterizationorDebtService | - | - | - | - |
| 20 | 1502Contingency | 2,000.00 | - | - | - |
| 21 | AmountofAnnualGrant:(sumoflines2 –20) | 920,921.00 | 920,921.00 | 887,227.47 | 854,330.86 |
| 22 | Amountofline21RelatedtoLBPActivities | - | - | - | - |

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

| | | |
|---|---|------------------------------|
| PHAName: The Housing Authority of the City of Salisbury, NC | Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No: | Federal FY of Grant: 2000 |
|---|---|------------------------------|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/2001
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 23 | Amount of line 21 Related to Section 504 compliance | - | | | |
| 24 | Amount of line 21 Related to Security - Soft Costs | - | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | 60,000.00 | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 52,000.00 | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|--|---------------|---|----------------------|------------------|---------------------------|----------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Housing Authority of the City of Salisbury, NC | | | Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2000 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA-Wide | <u>OPERATIONS</u> Operations | 1406 | 518 | \$184,184.20 | | 184,184.20 | 184,184.20 | Complete |
| | SUBTOTAL | | | \$184,184.20 | | | | |
| PHA-Wide | <u>MANAGEMENT IMPROVEMENTS</u> | 1408 | | | | | | |
| | FSS Program | | | 1,500.00 | 1,135.65 | 1,135.65 | 1,135.65 | Complete |
| | Security lighting | | | 10,000.00 | 8,992.96 | 8,992.96 | 8,992.96 | Complete |
| | Staff/Resident Training | | | 8,000.00 | 3,553.80 | 3,553.80 | 3,553.80 | Complete |
| | Resident Services | | | 15,000.00 | 22,874.68 | 22,874.68 | 22,874.68 | Complete |
| | Computer Software | | | 1500.00 | 813.31 | 813.31 | 813.31 | Complete |
| | Law Enforcement | | | 10,480.00 | 0 | | | |
| | Misc. Management Improvements | | | 1,000.00 | 0 | | | |
| | SUBTOTAL | | | 47,480.00 | 37,370.40 | | | |
| PHA-Wide | <u>ADMINISTRATION</u> SUBTOTAL | 1410 | | 92,092.10 | | 92,092.10 | 92,092.10 | Complete |
| PHA-Wide | <u>AUDIT</u> SUBTOTAL | 1411 | | 500.00 | | 500.00 | 500.00 | Complete |

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 Salisbury, NC | | Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2000 | | | |
|---|---|--|----------|----------------------|----------------------------------|-------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA-Wide | <u>FEES & COSTS</u> | 1430 | | | | | | |
| | A&E Services | | | 10,000.00 | 12,900.00 | 12,900.00 | 10,000.00 | In process |
| | Misc. A&E fees | | | 500.00 | 0 | | | |
| | SUBTOTAL | | | 10,500.00 | 12,900.00 | | | |
| | <u>SITE IMPROVEMENTS</u> | 1440 | | | | | | |
| HA-Wide | Sidewalk & Driveway repair | | | 50,500.00 | 64,341.42 | 64,341.42 | 64,341.42 | Complete |
| | Retaining walls | | | 12,000.00 | 12,078.24 | 12,078.24 | 12,078.24 | Complete |
| | Treeremoval | | | 10,000.00 | 10,150.00 | 10,150.00 | 10,150.00 | Complete |
| | Landscaping | | | 2,500.00 | 2,869.92 | 2,869.92 | 2,869.92 | Complete |
| | Dumpster fencing | | | 5,000.00 | 4,605.00 | 4,605.00 | 4,605.00 | Complete |
| | Fencing | | | 6,500.00 | 6,949.00 | 6,949.00 | 6,949.00 | Complete |
| | Parking lot stripping | | | 5,000.00 | 2,942.00 | 2,942.00 | 2,942.00 | Complete |
| | Misc. site improvements | | | 3,500.00 | 8,927.00 | 8,927.00 | 8,927.00 | Complete |
| | SUBTOTAL | | | 95,000.00 | 112,862.58 | | | |
| | <u>DWELLING STRUCTURES</u> | 1460 | | | | | | |
| Various locations | Unit conversions – Convert 2 – 4 or 5 bdrm unit to 2, 1 bdrm/2 bdrm unit or 2, 1 bdrm unit or a combination thereof | | 2 | 95,000.00 | 95,000 | 95,000 | 95,000 | Complete |
| PHA-Wide | Cabinets | | | 1,407.68 | 2,489.54 | 2,489.54 | 2,489.54 | Complete |
| NC16-07 | Installation of new HVAC | | | 150,930.59 | 150,930.59 | 150,930.59 | 150,930.59 | Complete |
| PHA-Wide | Weatherstripping | | | 6,000.00 | 5,010.03 | 5,010.03 | 5,010.03 | Complete |
| PHA-Wide | Termitetreatment | | | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | Complete |
| NC16-04 | Insulation | | | 2,600.00 | 2,600.00 | 2,600.00 | 2,600.00 | Complete |
| PHA-Wide | Cable/Phonewiring | | | 0 | 470.00 | 470.00 | 470.00 | Complete |

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 Salisbury, NC | | Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2000 | | |
|---|--|--|----------|----------------------|-------------------|----------------------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| NC16-02 | Security screens | | | 0 | 50,561.03 | 50,561.03 | 50,561.03 | In process |
| NC16-08 | Patio Enclosures | | | 45,000.00 | 45,000.00 | 34,070.89 | 34,070.89 | In process |
| NC16-08 | Foundation repairs | | | 5,800.00 | 5,800.00 | 5,800.00 | 5,800.00 | Complete |
| PHA-Wide | Countertops | | | 0 | 1,270.08 | 1,270.08 | 1,270.08 | Complete |
| PHA-Wide | Misc. dwelling structures | | | 842.00 | 11,277.81 | 11,277.81 | 11,277.81 | Complete |
| | SUBTOTAL | | | 312,080.27 | 374,909.08 | | | |
| | <u>DWELLING EQUIPMENT NON - EXPENDABLE</u> | 1465.01 | | | | | | |
| PHA-Wide | Ranges/refrigerators | | 50/20 | 24,450.00 | 22,601.18 | 22,601.18 | 22,601.18 | Complete |
| PHA-Wide | Water meters | | 100 | 7,907.90 | 7,907.90 | 7,907.90 | 7,907.90 | Complete |
| | SUBTOTAL | | | 32,357.90 | 30,509.08 | | | |
| | <u>NON-DWELLING STRUCTURES</u> | 1470 | | | | | | |
| Lawn Shop | Maintenance facility | | | 2,043.28 | 2,499.79 | 2,499.79 | 2,499.79 | Complete |
| Admin. Bldg. | Exterior doors | | | 1,350.00 | 0 | | | |
| | Misc. non - dwelling structures | | | 7,956.72 | 6,736.58 | 6,736.58 | 6,736.58 | Complete |
| | SUBTOTAL | | | 11,350.00 | 9,236.37 | | | |
| | <u>NON-DWELLING EQUIPMENT</u> | 1475 | | | | | | |
| | Computer hardware | | | 3,743.24 | 3,353.15 | 3,353.15 | 3,353.15 | Complete |
| | Vehicles | | | 24,513.52 | 24,513.52 | 24,513.52 | 24,513.52 | Complete |
| PHA-WIDE | Blueprint cabinet | | 1 | 2,179.14 | 2,229.70 | 2,229.70 | 2,229.70 | Complete |
| | Miscellaneous | | | 13,240.63 | 13,160.38 | 13,160.38 | 13,160.38 | Complete |
| | Grounds maintenance equipment | | | 5,200.00 | 0 | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--|--|---------------|--|----------------------|-------------------|----------------------------------|----------------|----------------|
| PHAN Name: Housing Authority of the City of Salisbury, NC | | | Grant Type and Number Capital Fund Program Grant No: NC19PO1650100 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2000 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | SUBTOTAL | | | 48,876.53 | 43,256.75 | | | |
| | <u>DEMOLITION</u> | 1485 | | 60,000.00 | 0 | | | |
| | <u>RELOCATION COSTS</u> | 1495.01 | | 10,000.00 | 8,600.44 | 8,600.44 | 8,600.44 | Complete |
| | <u>DEVELOPMENT ACTIVITIES</u> | 1499 | | 14,500.00 | 14,500.00 | 14,500.00 | 14,500.00 | Complete |
| | <u>CONTINGENCY</u> | 1502 | | 2,000.00 | 0 | | | |
| | GRAND TOTAL | | | 920,921.00 | 920,921.00 | | | |

ATTACHMENTnc0016g01

CAPITALFUNDPROGRAMTABLESSTARTHERE

| AnnualStatement/PerformanceandEvaluationReport | | | | | |
|---|--|---|------------|-----------------|----------------------------------|
| CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary | | | | | |
| PHAName:TheHousingAuthorityoftheCityof Salisbury,NC | | GrantTypeandNumber CapitalFundProgramGrantNo: NC19PO1650101 ReplacementHousingFactorGrantNo: | | | FederalFYofGrant: 2001 |
| <input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno:3) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/2001 <input type="checkbox"/> FinalPerformanceandEvaluationReport | | | | | |
| Lin e No. | SummarybyDevelopmentAccount | TotalEstimatedCost | | TotalActualCost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Totalnon -CFPFunds | | | | |
| 2 | 1406Operations | 150,000.00 | 100,000.00 | - | - |
| 3 | 1408ManagementImprovements | 24,500.00 | 45,163.19 | 12,739.77 | 12,739.77 |
| 4 | 1410Administration | 85,000.00 | 93,964.60 | 35,432.20 | 35,432.20 |
| 5 | 1411Audit | 500.00 | 500.00 | - | - |
| 6 | 1415LiquidatedDa mages | - | - | - | - |
| 7 | 1430FeesandCosts | 10,863.00 | 20,000.00 | 3,059.73 | 3,059.73 |
| 8 | 1440SiteAcquisition | - | - | - | - |
| 9 | 1450SiteImprovement | 75,500.00 | 40,017.80 | 19,200.35 | 19,200.35 |
| 10 | 1460DwellingStructures | 361,000.00 | 335,562.47 | 87,840.18 | 87,840.18 |
| 11 | 1465.1DwellingEquipment —Nonexpendable | 45,783.00 | 43,615.76 | 39,258.48 | 39,258.48 |
| 12 | 1470NondwellingStructures | 140,000.00 | 153,500.00 | - | - |
| 13 | 1475NondwellingEquipment | 40,500.00 | 48,500.00 | 46,439.91 | 46,439.91 |
| 14 | 1485Demolition | - | - | | |
| 15 | 1490ReplacementReserve | - | - | | |
| 16 | 1492MovingtoWorkDemonstration | - | - | | |
| 17 | 1495.1RelocationCosts | 1,000.00 | 0 | | |
| 18 | 1499DevelopmentActivities | 5,000.00 | 58,822.18 | 34,280.54 | 34,280.54 |
| 19 | 1501CollaterizationorDebtService | - | - | | |
| 20 | 1502Contingency | - | - | | |
| 21 | AmountofAnnualGrant:(sumoflines2 –20) | 939,646.00 | 939,646.00 | 278,251.16 | 278,251.16 |
| 22 | Amountofline21RelatedtoLBPActivities | - | | | |

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

| | | |
|---|---|------------------------------|
| PHAName: The Housing Authority of the City of Salisbury, NC | Grant Type and Number Capital Fund Program Grant No: NC19PO1650101 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 |
|---|---|------------------------------|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/2001
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 23 | Amount of line 21 Related to Section 504 compliance | - | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | - | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | 10,000.00 | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 26,783.00 | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|---|--|---------------|--|----------------------|-------------------|---------------------------|----------------|----------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Housing Authority of the City of Salisbury, NC | | | Grant Type and Number Capital Fund Program Grant No: NC19PO150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA-Wide | <u>OPERATIONS</u> Operations | 1406 | 518 | \$150,000.00 | 100,000.00 | 0 | 0 | |
| | SUBTOTAL | | | \$150,000.00 | 100,000.00 | | | |
| PHA-Wide | <u>MANAGEMENT IMPROVEMENTS</u> | 1408 | | | | | | |
| | FSS Program | | | 1,500.00 | - | 1,155.93 | 1,155.93 | |
| | Security lighting | | | 10,000.00 | - | 2,587.78 | 2,587.78 | |
| | Staff/Resident Training | | | 8,000.00 | - | 383.68 | 383.68 | |
| | Resident Services | | | 2,500.00 | 16,838.19 | 8,398.27 | 8,398.27 | |
| | Computer Software | | | 1,500.00 | - | 213.10 | 213.10 | |
| | Law Enforcement | | | 0 | 7,315.00 | 7,315.00 | 7,315.00 | |
| | Misc. Management Improvements | | | 1,000.00 | 10.00 | 10.00 | 10.00 | |
| | SUBTOTAL | | | 24,500.00 | 45,163.19 | | | |
| PHA-Wide | <u>ADMINISTRATION</u> SUBTOTAL | 1410 | | 85,000.00 | 93,964.60 | 35,432.20 | 35,432.20 | |
| PHA-Wide | <u>AUDIT</u> SUBTOTAL | 1411 | | 500.00 | - | 0 | 0 | |

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 Salisbury, NC | | Grant Type and Number Capital Fund Program Grant No: NC19PO150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 | | | |
|---|---|---|----------|----------------------|----------------------------------|-------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA-Wide | <u>FEES & COSTS</u> | 1430 | | | | | | |
| | A&E Services | | | 10,863.00 | 20,000.00 | 3,059.73 | 3,059.73 | |
| | SUBTOTAL | | | 10,863.00 | 20,000.00 | | | |
| HA-Wide | <u>SITE IMPROVEMENTS</u> | 1440 | | | | | | |
| | Sidewalk & Driveway repair | | | 40,000.00 | 12,017.80 | 11,254.00 | 11,254.00 | |
| | Retaining walls | | | 8,000.00 | 8,000.00 | 7,616.95 | 7,616.95 | |
| | Treeremoval | | | 10,000.00 | 10,000.00 | 0 | 0 | |
| | Landscaping | | | 4,000.00 | 4,000.00 | 229.40 | 229.40 | |
| | Storm drain cleanout | | | 5,000.00 | 4,500.00 | 0 | 0 | |
| | Manhole work | | | 5,000.00 | 0 | | | |
| | Misc. site improvements | | | 3,500.00 | 1,500.00 | 100.00 | 100.00 | |
| | SUBTOTAL | | | 75,500.00 | 40,017.80 | | | |
| Various locations | <u>DWELLING STRUCTURES</u> | 1460 | | | | | | |
| | Unit conversions - Convert 1 -4 or 5 bdrm unit to 2, 1 bdrm/2 bdrm units or 2, 1 bdrm units | | 1 | 100,000.00 | 50,000.00 | 45,722.70 | 45,722.70 | Complete |
| PHA-Wide | Cabinets | | | 10,000.00 | 0 | | | |
| NC16-07 | Installation of new HVAC | | | 157,500.00 | 275,069.41 | 275,069.41 | 39,599.42 | |
| PHA-Wide | Weatherstripping | | | 6,000.00 | 4,000.00 | 210.00 | 210.00 | |
| PHA-Wide | Termite treatment | | | 4,500.00 | 0 | | | |
| NC16-04 | Gutterwork | | | 5,000.00 | 2,500.00 | 300.00 | 300.00 | |
| PHA-Wide | Cable/Phone wiring | | | 5,000.00 | 2,500.00 | 515.00 | 515.00 | |
| NC16-02 | Countertops | | | 10,000.00 | 0 | | | |

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

| PHA Name: Housing Authority of the City of Salisbury, NC | | Grant Type and Number Capital Fund Program Grant No: NC19PO150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 | | | |
|--|--|---|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| NC16-08 | Handrails repair/replace | | | 4,500.00 | 320.06 | 320.06 | 320.06 | |
| NC16-08 | Foundation repairs | | | 10,000.00 | 0 | | | |
| PHA-Wide | Repair awnings | | | 2,500.00 | 1,173.00 | 1,173.00 | 1,173.00 | |
| PHA-Wide | Exterior painting | | | 8,000.00 | 0 | | | |
| | Rod & flush sewer lines | | | 10,000.00 | 0 | | | |
| | Install handicap commodes | | | 18,000.00 | 0 | | | |
| | Bathroom grab bars | | | 10,000.00 | 0 | | | |
| | SUBTOTAL | | | 361,000.00 | 335,562.47 | | | |
| | <u>DWELLING EQUIPMENT NON - EXPENDABLE</u> | 1465.01 | | | | | | |
| PHA-Wide | Ranges/refrigerators | | | 30,000.00 | 20,832.76 | 20,832.76 | 20,832.76 | |
| PHA-Wide | Water meters | | | 15,783.00 | 22,783.00 | 18,425.72 | 18,425.72 | |
| | SUBTOTAL | | | 45,783.00 | 43,615.76 | | | |
| | <u>NON-DWELLING STRUCTURES</u> | 1470 | | | | | | |
| | Administration extension | | | 136,500.00 | 150,000.00 | | | |
| | Misc. non - dwelling structures | | | 3,500.00 | 3,500.00 | | | |
| | SUBTOTAL | | | 140,000.00 | 153,500.00 | | | |
| | <u>NON-DWELLING EQUIPMENT</u> | 1475 | | | | | | |
| | Computer hardware | | | 4,000.00 | 4,039.28 | 4,039.28 | 4,039.28 | |
| | Vehicles | | | 35,000.00 | 40,898.12 | 40,898.12 | 40,898.12 | |
| PHA-WIDE | Utility Trailer | | 1 | 1,500.00 | 1,502.51 | 1,502.51 | 1,502.51 | |
| | Miscellaneous | | | 0 | 2,060.09 | | | |

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

| PHAN Name: Housing Authority of the City of Salisbury, NC | | Grant Type and Number Capital Fund Program Grant No: NC19PO150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 | | | |
|--|--|--|----------|----------------------|----------------------------------|-------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | SUBTOTAL | | | 40,500.00 | 48,500.00 | | | |
| | <u>DEVELOPMENT ACTIVITIES</u> | 1499 | | 5,000.00 | 58,822.18 | | | |
| | GRAND TOTAL | | | 939,646.00 | 939,646.00 | | | |
| | | | | | | | | |

Attachmentnc0016h01

ResidentAdvisoryBoardMembers

EvaRoss601NorthCedarSt.Salisbury,NC28144

WilliamLefler834EastLafayetteSt.Salisbury,NC28144

CarrieGraham913EastLafayetteSt.Salisbury,NC28144

RobertS.Pulliam715HallSt.PT.1 -ASalisbury,NC28144

WilliamM.Sherrill711SouthBoundarySt.Apt.12 -CSalisbury ,NC28144

KathleenPropst215SouthClaySt.Salisbury,NC28144

LauressaRobinson317SouthClaySt.Salisbury,NC28144

DellaM.Barnes711SouthBoundarySt.Apt.40 -JSalisbury,NC28144

MaryPowell623EastMonroeSt.Salisbury,NC28144

Attachmentnc0016i01

SalisburyHousingAuthority MissionandGoals

The mission of the Salisbury Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

To achieve the mission the following are goals set forth by SHA:

- Increase the availability of decent, safe, and affordable housing by expanding the supply of assisted housing by:
 - By applying for 44 rental vouchers and applying for an additional 40 vouchers to strengthen the new voucher program
 - Acquire or build units or developments (minimum of 10 newly constructed or acquired units within 5 years.)
 - Apply for tax credits in conjunction with the Salisbury Housing Coalition, a 501(c)3 non-profit to construct additional units
 - Convert 13, 4 and 5 bedroom units to 26, 1 and 2 bedroom units
 - Use future replacement housing factor funds to leverage additional mixed finance funds for additional housing.
- Improve the quality of assisted housing by:
 - increasing the PHAS score by 2 points annually.
 - Increase customer satisfaction by 2% as indicated on the Resident Satisfaction Survey.
 - Renovate or modernize 25% of units as funding through the Capital Fund will allow.
 - Demolition 44 units of obsolete housing
- Increase assisted housing choices by:
 - Providing voucher mobility counseling to all applicable and interested residents
- Improve community quality of life and economic vitality by improving living environments by:
 - Implementing measures to promote income mixing in all public housing communities by assuring access for lower income families into higher income developments.
 - Update/modernize communities as funds allow as outlined in the current 5 year action plan.
- Promote self-sufficiency and asset development of families and individuals by:
 - Increase the Family Self-Sufficiency program by 2% per year.
 - Provide various support services to improve assistance residents' employability by providing:
 - Access to GED training to a minimum of 10 residents
 - Budget counseling to a minimum of 10 residents

- Various services through the Rowan Cooperative Extension Service

Ensure equal opportunity in housing for all Americans by furthering fair housing by educating applicants upon application submission and residents at reexamination.

ATTACHMENTnc0016j 01

Voluntary Conversion

Component10(B)VoluntaryConversionInitialAssessments

- a. HowmanyofthePHA'sdevelopmentsaresubjecttotheRequiredInitialAssessments?
ALL
- b. HowmanyofthePHA'sdevelopmentsarenotsubjecttotheRequiredInitialAssessments basedonexemptions(e.g.,elderlyand/ordisableddevelopmentsnotgeneraloccupancy projects)? **NONE**
- c. HowmanyAssessmentswereconductedforthePHA'scovereddevelopments?
Oneforeachproject
- d. IdentifyPHAdevelopmentsthatmaybeap appropriateforconversionbasedonthe RequiredInitialAssessments: **N/A**

| DevelopmentName | NumberofUnits |
|------------------------|----------------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |

- e. IfthePHAhasnotcompletedtheRequiredInitialAssessments,describethestatusofthese assessments: **N/A**

ATTACHMENTnc0016k01

6)DeconcentrationandIncomeMixing

a. Yes No: DoesthePHAhaveanygeneraloccupancy(family)publichousingdevelopmentscoveredbythedeconcentrationrule?Ifno,thissectioniscomplete. Ifyes,continuetotheneftquestion.

b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomesaboveorbelow85%to115%oftheaverageincomesofallsuchdevelopments?Ifno,this sectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

| DeconcentrationPolicyforCoveredDevelopments | | | |
|--|-----------------------|--|--|
| DevelopmentName : | Number ofUnits | Explanation(ifany)[seestep4at §903.2(c)(1)(iv)] | Deconcentrationpolicy(if noexplanation)[seestep5 at §903.2(c) (1)(v)] |
| | | | |
| | | | |
| | | | |
| | | | |

ATTACHMENTnc0016101

**Definitionsforasubstantialdeviationfroma5 -YearPlanandasignificantamendmentormodificationtoa5 -Year
PlanandAnnualPlan:**

Substantialdeviationsorsignificantamendmentsormodificationsaredefinedasdiscretionaryintheplansorpoliciesofthehousingauthoritythatfundamentallychangethe mission,goals,objectives,orplansoftheagencyandwhichrequireformalapprovaloftheBoardofCommissioners