

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2001 -2005
AnnualPlanforFiscalYear2003

HendersonvilleHousingAuthority

**NOTE:THISPHAPLANS TEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Hendersonville Housing Authority

PHANumber: NC027

PHAFiscalYearBeginning: (10/2002)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2001 -2005
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, an d 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)

The mission of the ***Hendersonville Housing Authority*** is to be leader in providing affordable housing for very -low, low and moderate -income persons through effective management and wise stewardship of public funds and partnerships with our residents and othersto enhance the quality of life in our communities.

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 targetss such as: numbers of families served or PHA 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)

- PHAGoal:Improvethethequalityofassistedhousing
Objectives:
 - Improvepublichousingmanagement:(PHASscore)
 - Improvevoucher management:(SEMAPscore)
 - Increasecustomersatisfaction:
 - Concentrateoneffortstoimprovespecificmanagementfunctions:
(list;e.g.,publichousingfinance;voucherunitinspectio ns)
 - Renovateormodernizepublichousingunits:
 - Demolishordisposeofobsoletepublichousing:
 - Providereplacementpublichousing:
 - Providereplacementvouchers:
 - Other:(listbelow)

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

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provide animprovedlivingenvironment
Objectives:
 - Implementmeasurestodeconcentratepovertybybringinghigherincome publichousinghouseholdstolowerincomedevelopments:
 - Implementmeasurestopromoteincomemixingin publichousingby assuringaccessforlowerincomefamiliesinto higherincome developments:
 - Implementpublichousingsecurityimprovements:
 - Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly,pe rsonswithdisabilities)
 - Other:(listbelow)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

GOALS AND OBJECTIVES

Goal Number One

Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

Objectives

By January 2001, the Board of Commissioners will establish priorities for the Hendersonville Housing Authority (HHA) in removing the stigma from the communities through supportive marketing efforts and establishing preferences that will best suit the residents of the city.

By June 2001, the HHA staff, in consultation with the Resident Council and neighborhood representatives, will draft and promote neighborhood improvement plans for each development.

By September 2001, the role of residents in achieving maximum neighborhood appeal will be established.

By June 2002, the Executive Director and the HHA staff will develop methods of enforcing model neighborhood standards, marketing strategies and a marketing plan for future success.

By September 2002, the Board, the Executive Director and the Maintenance Department will initiate, implement, and maintain a preventive maintenance and landscaping plan which includes upgrading the park and playground areas with seasonal flower planting and creating attractive and consistent signage for the properties.

Goal Number Two

Improve the public and community image of the Hendersonville Housing Authority (HHA) by developing and implementing a comprehensive Public Relations Plan.

Objectives

By September 2001, the Board of Commissioners and the Executive Director will establish parameters for a superior Public Relations Program for the HHA.

By June 2002, the Board of Commissioners and the Executive Director will designate a Public Affairs Officer who will promote the HHA on a community-wide basis.

Routinely, the Public Affairs Officer will participate in collaborative efforts for community growth. The participation will be documented in quarterly reports to the Board of Commissioners.

By September 2001, the Executive Director with assistance from the HHA staff will develop a mailing list for marketing and outreach materials and assess and make recommendations for efficient telecommunicationsto ensure complaints are minimized.

By September 2001, the Maintenance Department will provide a workforce with a professional image by conducting and participating in community efforts, including contracting maintenance services as necessary, to promote the benefits and beautification of the City.

Goal Number Three

Improve employee services and support systems

Objectives

By September 2001, the Executive Director and the Board of Commissioners will develop strategies to promote maximum efficiency and employee morale among the HHA staff.

By June 2001, the Executive Director and HHA staff will assess adequacy and current capabilities of the computer system, identify the need for cross and specialized staff training and develop a plan for such training of employees.

By December 2001, the Executive Director and HHA staff will identify organizational needs such as staffing, adequate office space, and storage. The ED will subsequently identify a method for recognizing outstanding employees.

By June 2002, the Maintenance Superintendent, in consultation with the Executive Director, will establish and implement ethical and professional department standards which will dictate a tracked plan of improvement at all performance levels.

By September 2002, the Executive Director will identify sources of funding to improve employee services and support systems.

GoalNumberFour

TheHHAwillincreasethellevelofresidentsatisfactionrelativetomaintenanceduringthexnexttwoyearfisca lyears.

Objectives

BySeptember2001,theExecutiveDirectorandtheHHASTaffwillestablishabaselineof residentsatisfactionwithmaintenanceservicesbytheimplementationofaresidentsatisfaction survey.

ByMarch2002,theHHASTaffwilldevel opandbeginimplementingaplantoenhanceresident satisfactionbasedontheinitialresultsofthesurvey.

BySeptember2002,follo w-upresidentsatisfactionsurveyswillbeissuedtotheresidentsto determinetheincreasedlevelofresidentsatisfact ionrelativetomaintenanceservices.

ByMarch2003,theMaintenancePlanwillbemodifiedtoenhancethequalityofservicesif warranted.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlan thePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

This document represents the Hendersonville Housing Authority's FY2003 Agency Plan Annual Update. The Annual Update includes an overview of all the Authority's current operations. The Housing Authority has made revisions to the Admissions and Continued Occupancy Policy and the Pet Policy. Both policies are on review with the Agency Plan during the 45 -day Public Hearing Notice Period.

As in last year's Plan, the Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals, current waiting list demographics and planned Capital Fund Program expenditures. In addition to the above, the Authority has also completed a deconcentration analysis and a conversion to tenant-based assistance analysis as required by HUD.

The Authority is also requesting budget revisions to the 2000 and 2001 Capital Fund Budgets. These revisions are included as Attachments to the Plan.

A complete listing of the information provided in the Agency Plan Annual Update is provided on the following page in the Table of Contents.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

Table of Contents

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Attachments

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

Required Attachments:

- Attachment A:** Deconcentration Analysis
- FY2002 Capital Fund Program Annual Statement **(nc027a01)**
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B:** Brief Statement of Progress in Meeting the 5 -Year Plan Mission and Goals
- Attachment C:** Resident Membership of the PHA Governing Board
- Attachment D:** Membership of the Resident Advisory Board
- Attachment E:** Criteria for Substantial Deviation and Significant Amendments
- Attachment F:** Resident Satisfaction Survey Follow -Up Plan
- Attachment G:** Initial Voluntary Conversion Analysis
- FY2001 Performance and Evaluation Report and Budget Revision **(nc027b01)**
- FY2000 Performance and Evaluation Report and Budget Revision **(nc027c01)**

Optional Attachments:

- PHA Management Organizational Chart
- FY2002 -2006 Capital Fund Program 5 Year Action Plan **(nc027a01)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review | | |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | PHA Plan Certification of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board -approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration 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 |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Grievance Procedures |
| | Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing home ownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| X | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |

| List of Supporting Documents Available for Review | | |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| X | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| X | Resident Assessment and Satisfaction Survey Follow-Up Plan | Attachment F |
| X | Initial Voluntary Conversion Assessment | Attachment G |

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

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

| HousingNeedsofFamiliesintheJurisdiction byFamilyType | | | | | | | |
|-----------------------------------------------------------------|---------|--------------------|--------|---------|--------------------|------|---------------|
| FamilyType | Overall | Afford- ability | Supply | Quality | Access- ibility | Size | Loca- tion |
| Income<=30% ofAMI | 940 | 4 | 3 | 2 | 3 | 3 | 4 |
| Income>30%but <=50%ofAMI | 678 | 3 | 3 | 3 | 3 | 3 | 3 |
| Income>50%but <80%ofAMI | 473 | 2 | 4 | 4 | 3 | 3 | 3 |
| Elderly | 769 | 4 | 3 | 3 | 4 | 3 | 3 |
| Familieswith Disabilities | N/A | 4 | 3 | 3 | 4 | 3 | 3 |
| Black | 183 | 3 | 3 | 3 | 3 | 3 | 3 |
| White | 2,051 | 3 | 3 | 3 | 3 | 3 | 3 |
| Hispanic | 47 | 3 | 3 | 3 | 3 | 3 | 3 |

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadepubliclyavailableforpublicinspection.)

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

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

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

| Housing Needs of Families on the Waiting List | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 94 | | 50 |
| Extremely low income (<=30% AMI) | 72 | 76.6% | |
| Very low income (>30% but <=50% AMI) | 22 | 23.4% | |
| Low income (>50% but <80% AMI) | 0 | 0% | |
| Families with children | 50 | 53.2% | |
| Elderly families | 13 | 13.8% | |
| Families with Disabilities | 21 | 23.3% | |
| Black | 17 | 18.1% | |
| White | 73 | 77.7% | |
| Asian | 2 | 2.1% | |
| Other | 2 | 2.1% | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 40 | 42.5% | 20 |
| 2BR | 33 | 35.1% | 20 |
| 3BR | 15 | 16.0% | 6 |
| 4BR | 6 | 6.4% | 3 |
| 5BR | 0 | 0% | 1 |
| 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 on to the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employment 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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing 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 2001 grants) | | |
| a) Public Housing Operating Fund | \$866,739 | |
| b) Public Housing Capital Fund | \$666,099 | |
| c) HOEVI Revitalization | | |
| d) HOPEVI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | |
| g) Resident Opportunity and Self-Sufficiency Grants | | |
| h) Community Development Block Grant | | |
| i) HOME | | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| 2001 CFP | \$415,006 | Capital Improvements |
| | | |
| 3. Public Housing Dwelling Rental Income | \$776,328 | PH Operations |
| | | |
| 4. Other income (list below) | | |
| Interest on General Fund Investments | \$28,000 | PH Operations |
| Excess Utilities | \$5,400 | PH Operations |
| Other income | \$17,000 | PH Operations |
| 5. Non-federal sources (list below) | | |
| Total Resources | \$2,774,572 | |

3.PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

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

Verification is done at the time of application taking.

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 sub section **(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. Incometargeting:

- Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan40%ofallnewadmissionstopu blichousing tofamiliesatorbelow30%ofmedianareaincome?

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?(list below)

- Emergencies
- Overhoused
- Underhoused
- Medicaljustification
- AdministrativereasonsdeterminedbythePHA(e.g.,topermitmodernization work)
- Residentchoice:(statecircumstancesbelow)
- Other:(listbelow)

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:(selectbelow)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans'families
- Residentswholiveand/orworkinthejurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

Elderlyoverothersingles
Disabledfamilies
ElderlyreceivingSocialSecurity

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in the spacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyoursecond priority,andsoon.Ifyougiveequalweighttooneormoreofthesechoices(either throughanabsolutehierarchyorthroughapointsystem),placethesamenumbernext toeach.Thatmeansyoucanuse“1”morethanonce,“2”morethanonce,etc.

1DateandTime

FormerFederal preferences:

InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing
Owner,Inaccessibility,PropertyDisposition)
Victimsofdomesticviolence
Substandardhousing
Homelessness
Highrentburden

Other preferences (select all that apply)

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

Elderly or others singles
Disabled families
Elderly receiving Social Security

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicants and 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)

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

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

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

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug -related activity
 Other (describe below)

(2)WaitingListOrganization

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

- 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 assistance? (select all that apply) -based

- PHA main administrative office
- Other (list below)

(3)SearchTime

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

If yes, state circumstances below:

(4)AdmissionsPreferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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. 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 4A. -component

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(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)

The Hendersonville Housing Authority scored 30 out of 30 on the Management Subsystem of PHAS. Therefore, for the purpose of the Agency Plan requirements, the Housing Authority is considered a High Performer and not required to complete this section.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[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.

The Hendersonville Housing Authority scored 30 out of 30 on the Management Subsystem of PHAS. Therefore, for the purpose of the Agency Plan requirements, the Housing Authority is considered a High Performer and not required to complete this section.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant - Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant - based assistance program and informal hearing procedures for families assisted by the Section 8 tenant - based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement table 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 Form 52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment n/c027a01.

-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 Form 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 n/c027a01.

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

| Demolition/Disposition Activity Description | |
|---------------------------------------------------------------------|--------------------------|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Activity type: Demolition | <input type="checkbox"/> |
| Disposition | <input type="checkbox"/> |
| 3. Application status (select one) | |
| Approved | <input type="checkbox"/> |
| Submitted, pending approval | <input type="checkbox"/> |
| Planned application | <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | (DD/MM/YY) |
| 5. Number of units affected: | |
| 6. Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input type="checkbox"/> Total development | |
| 7. Timeline for activity: | |
| a. Actual or projected start date of activity: | |
| b. Projected end date of activity: | |

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

[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.

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 a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

| Conversion of Public Housing Activity Description | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. What is the status of the required assessment? | |
| <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) | |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) | |
| 4. Status of Conversion Plan (select the statement that best describes the current status) | |
| <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway | |

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI 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

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

[24CFR Part 903.79(1)]

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

The Hendersonville Housing Authority scored 30 out of 30 on the Management Subsystem of PHAS. Therefore, for the purpose of the Agency Plan requirements, the Housing Authority is considered a High Performer and not required to complete this section.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration 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 ePHA 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 so perated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self -sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self -sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub -component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|-----------------------------------------------------------------|----------------|---------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office/PH A main office/other provider name) | Eligibility (public housing or section 8 participants or both) |
| | | | | |
| | | | | |
| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---------------------------------------------|---------------------------------------------------------------|----------------------------------------------------|
| Program | Required Number of Participants (start of FY2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | | |

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

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

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

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(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.

The Hendersonville Housing Authority scored 30 out of 30 on the Management Subsystem of PHAS. Therefore, for the purpose of the Agency Plan requirements, the Housing Authority is considered a High Performer and not required to complete this section.

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

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

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

2. What information or data did the PHA use to determine the need for PHA 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 -risky 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/PHD EP Plan

PHA eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is not Attached.

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17.PHA Asset Management

[24CFR Part 903.7 9(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached as Attachment (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: (provide name here: Asheville Regional Housing Consortium Consolidated Housing and Community Development Plan)

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.

Attachment A

Deconcentration Policy and Analysis

The Housing Authority will strive to create mixed-income communities and lessen the concentration of very low-income families within the Housing Authority's public housing developments through admissions policies designed to bring in higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the Housing Authority.

In order to achieve deconcentration, the PHA may choose to skip an applicant on the waiting list in order to house a family who is willing to accept a unit in a targeted development. The PHA may also grant incentive rents (or other incentives) for the purpose of creating mixed income communities and lessening the concentration of extremely low and very low income families in one area. The applicant family shall have sole discretion of determining whether to accept the incentive and the Housing Authority shall not take any adverse action toward any eligible family for choosing not to accept an incentive.

The Hendersonville Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

| Development | Average Income | Authority Average Income | Percentage |
|--------------------|-----------------------|---------------------------------|-------------------|
| NC027-1 | \$9,174 | \$10,357 | 88.6% |
| NC027-2 | \$9,352 | \$10,357 | 90.3% |
| NC027-3 | \$8,822 | \$10,357 | 85.2% |
| NC027-4 | \$10,464 | \$10,357 | 101.0% |
| NC027-5 | \$11,448 | \$10,357 | 110.5% |
| NC027-6 | \$12,882 | \$10,357 | 124.4% |

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows that the Hendersonville Housing Authority has one development outside the range.

Component 3,(6) Deconcentration and Income Mixing

- a. Yes No: DoesthePHAhaveanygeneraloccupancy(family)publichousing developmentscoveredbythedeconcentrationrule?Ifno,thissection iscomplete.I fyes,continuetothenextquestion.
- b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomesabove orbelow85%to115%oftheaverageincomesofallsuch developments?Ifno,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

| DeconcentrationPolicyforCoveredDevelopments | | | |
|----------------------------------------------------|-----------------------|--------------------------------------------------------|-----------------------------------------------------------------------------|
| DevelopmentName : | Number ofUnits | Explanation(ifany)[seestep4at §903.2(c)(1)(iv)] | Deconcentrationpolicy(if noexplanation)[seestep5 at §903.2(c)(1)(v)] |
| NC27-6 | 60 | None | WaitListSkipping |
| | | | |
| | | | |

The Housing Authority will monitor the average incomes throughout the year. The Authoritywillstrivetokeepthedevelopmentsdeconcentrated.

Attachment B

Brief Statement of Progress in Meeting the 5 -Year Plan Mission and Goals

Goal #1

The Hendersonville Housing Authority and the Board of Commissioners continue to work with local agencies to provide them with information about our services. Our brochures have been distributed to the Henderson County agencies working with persons who have housing needs. We advertise in local papers about the availability of housing for persons with limited income. The local DSS Office works with us in promoting one of our local preferences (a working household with 20 hours of employment per week). This encourages the Work First Program. The Council on Aging operates the Sammy Williams Community Center. This location serves as a meal site for approximately 40 persons daily. Many other programs operate there, averaging 80 seniors participating each day.

We strive to keep all Housing Authority Communities attractive. All areas are mowed on a regular basis and landscaping is a priority. Residents are encouraged to plant flowers to make their community more attractive. A contest is held each summer to select the best landscaping by: (1) an elderly/disabled resident; (2) a family resident.

Goal #2

Housing Authority Staff are in constant contact with Henderson County Social Agencies regarding the needs of our residents. They have attended meetings at IAM and provided other agencies with information on the programs we provide. We work with Ministry Seven and Mainstay to help those in crisis situations.

Goal #3

Employees are encouraged to make suggestions concerning how to make their work more efficient. We have a competent staff. All staff members take pride in doing a good job for the Authority. The Executive Director is always available to employees to discuss problems and/or get suggestions about improving the handling of work situations. We have had employee luncheons providing a time for discussions in a more relaxed atmosphere.

Goal#3(Cont.)

An additional full -time maintenance aid e has been added to the staff. A new Housing Manager with an extensive computer background has been employed. Both of these new staff members enable the Housing Authority to provide better services for residents. Office Staff personnel are being cross -trained in the various office jobs to enable them to handle the needs of residents.

Goal#4

Work orders are being kept up to date. At the present time, the Housing Authority Staff has a good working relationship with residents.

Attachment C

Resident Membership of the PHA Governing Board

Name: Gonzaloz Torres
Term Length: Five Years expires May 9, 2006
Appointment: Mayor of Hendersonville

AttachmentD

MembershipoftheResidentAdvisoryBoard

Mr.J.T.Roland
611BThirdAve
Hendersonville,NC28739

Ms.BerniceBocchino
553BAdamsStreet
Hendersonville,NC28739

Mr.LawyerKimbrough
810ARobinsonTerrace
Hendersonville,NC28739

Mr.CarlStover
101EtowahSchoolRd#15
Etowah,NC28729

MsRoseannaSandoval
1519LincolnCircle
Hendersonville,NC28792

Ms. EvangelinaArriaga
442DermidAve.
Hendersonville,NC28792

Ms.HildaWhitmire
31FanningBridgeRd.
Fletcher,NC28732

Attachment E

Resident Assessment and Satisfaction Survey Follow -Up Plan

Overview

The Hendersonville Housing Authority received the following scores on the Resident Assessment Survey.

| <u>Section:</u> | <u>Score</u> |
|-------------------------|---------------------|
| Maintenance and Repair | 90% |
| Communication | 74% |
| Safety | 71% |
| Services | 91% |
| Neighborhood Appearance | 74% |

As a result of this survey, the Housing Authority is required to develop a Follow -Up Plan to address each section score that fell below 75%. The following measures will insure that resident needs and concerns are met.

Communication

Scores on our Resident Assessment survey, we feel, do not represent the total picture on communication. Communication is a two -sided venture with both parties needing to be receptive. In regards to the questions proposed on the survey, Hendersonville Housing Authority feels information is provided effectively, efficiently, and freely. All aspects of the lease are discussed at the time of leasing and additional paperwork on all procedures used at Hendersonville Housing Authority to calculate rent, utilities, and procedures that maintenance and our grounds maintenance staff follow, and handouts are also given outlining procedures that could occur, but hopefully not, in terms of lease violations. We feel we are very “proactive” in all aspects from day one of the lease. The Housing Authority also publishes each month our “Housing Newsletter” with information relative to all residents as to the happenings at Hendersonville Housing Authority. The staff is available and willing to answer any questions regarding information that a resident would not have reference to in the lease or handouts. As noted before, we feel we are in fact trying to be responsive to educating our residents to our housing authority procedures and promoting a feeling of a “tenant landlord” partnership. But we feel perhaps the area where we as the housing authority could best work to improve communication would seem to be to convince our residents that it is important to take responsibility as a resident to accept any information given, read the information, get involved, ask questions, and make suggestions.

This is the action plan we submitted last May 2001 and we are still in the process of fulfilling these guidelines. Hendersonville Housing Authority is always receptive to our resident's requests, so therefore future plans in addition to those already in place, includes soliciting suggestions from residents on how to better serve the community and also we hope to better utilize our "Housing Newsletter" to address concerns of the communities. Communication improvements can only come over a period of time when both residents and landlords work together to better the lines of communication. There is not an overnight "fix" for problem areas in communication but rather with small strides done daily on a "one on one" basis, tenant involvement, and information availability process can be made.

Safety

Safety is a very important issue for both the resident of public housing and the housing authority itself. A resident must be able to feel safe in their home and a housing authority must do all that is possible to provide measures to ensure just that. Hendersonville Housing Authority has in addition to the City of Hendersonville Police Department, three full-time officers from the Henderson County Sheriff's Department. The officers are on duty to provide a visible support to our residents and to handle any problems that may occur on housing property. The residents have a direct line to the Henderson County Sheriff's Department for housing officers as well as being able to call into the Housing Authority office for assistance. Lightening in all areas are periodically reassessed to determine if changes should be made and also fencing around high traffic areas are continually being upgraded. Along with continuing this measure, the Hendersonville Housing Authority and the Henderson County Sheriff's Department has recently committed themselves to the start of a Community Watch Program. We will begin by resident interest meetings and proceed accordingly.

This is the action plan we submitted in May 2001 and we are still proceeding ahead with the details outlined above. One additional "proactive" measure the Housing Authority has in the works is a revision of our initial application in which more information is gathered on potential residents. A more in-depth interview with each applicant and a more thorough background check will help weed out applicants that may cause problems in the community down the road. These measures are definitely a positive step in the right direction for the safety and welfare of the residents already living in our communities.

Neighborhood Appearance

Hendersonville Housing Authority is committed to having communities look as well kept as any private sector housing complex. There are several projects that are being completed that have refurbished the exterior of the housing units. One project in particular involves the replacing of siding for the entire complex. Another of four areas has already had the exterior of the units remodeled with new siding. One of four other projects in the works is repaving our parking areas. All of these improvements are geared toward making our areas more "family friendly" to the eye. Another avenue the Housing Authority is pursuing is more resident accountability. We are urging each resident to take an active role in keeping his or her community in a clean and safe condition. The Housing Authority from the time of the lease urges the resident to use the area around his apartment to plant flowers or to garden in their back yard in the gardening spaces provided. Also at the time of leasing, it is stressed the outside areas at each apartment should be kept free of clutter and the yard spicked up of litter. Other areas of resident accountability are insect control and noise control. The Housing Authority provides a pest control treatment when needed but also tries to educate residents on how to help in the rid of pests inside the unit by giving them suggestions to follow. The other issue directly involving resident accountability is the issue of noise control. Noise control is definitely a total community commitment. The Housing Authority would like to implement the idea of community meeting at which times specific problems could be addressed and hopefully solved.

Attachment F

Criteria for Substantial Deviation and Significant Amendments

Substantial Deviation from the 5 -year Plan:

A “Substantial Deviation” from the 5 -Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Change to rent or admissions policies or organization of the waiting list.
- Additions of non -emergency work items over \$25,000 (items not included in the current Annual Statement or 5 -Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.
- Additions of new activities not included in the current PHDEP Plan.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachment G

Initial Conversion Assessment of Public Housing to Tenant -Based Assistance

- A. How many of the PHA's developments are subject to the Required Initial assessments?

Six(6)

- 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)?

Zero(0)

- C. How many Assessments were conducted for the PHA's covered developments?

One each for a total of six(6)

- D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

| Development Name | Number of Units |
|------------------|-----------------|
| None | |
| | |
| | |
| | |

- E. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

The complete Initial Assessments are available for review at the HHA main office.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| | | |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------|
| PHAName: Housing Authority of the City of Hendersonville, NC | Grant Type and Number Capital Fund Program Grant No: NC06P0275010 2 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 |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$41,490.00 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$31,500.00 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$7,500.00 | | | |
| 10 | 1460 Dwelling Structures | \$479,303.00 | | | |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | \$60,000.00 | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | \$31,855.00 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$651,648.00 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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 Hendersonville, NC | | Grant Type and Number Capital Fund Program Grant No: NC06P0275010 2 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>Administrative</u> | | | | | | | |
| PHA-Wide | Administrative Salaries | 1410 | LS | \$41,490.00 | | | | |
| | Subtotal 1410 | | | \$41,490.00 | | | | |
| | | | | | | | | |
| | <u>Fees and Costs</u> | | | | | | | |
| PHA-Wide | A&E Fees | 1430 | LS | \$24,000.00 | | | | |
| PHA-Wide | Capital Fund Program and Agency Plan Update Fees | 1430 | LS | \$7,500.00 | | | | |
| | Subtotal 1430 | | | \$31,500.00 | | | | |
| | | | | | | | | |
| | <u>Site Improvements</u> | | | | | | | |
| PHA-Wide | Replace existing clotheslines | 1450 | 30 | \$7,500.00 | | | | |
| | Subtotal 1450 | | | \$7,500.00 | | | | |
| | | | | | | | | |
| | <u>Dwelling Structures</u> | | | | | | | |
| PHA-Wide | Interior Painting | 1460 | 50 | \$50,000.00 | | | | |
| NC27-1 Scattered Sites | Replace existing electrical services with 100 amp service | 1460 | 148 | \$160,500.00 | | | | |
| NC27-2 Scattered Sites | Replace existing electrical services with 100 amp service (Phase 1) | 1460 | 18 | \$14,254.00 | | | | |

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 Hendersonville, NC | | Grant Type and Number Capital Fund Program Grant No: NC06P0275010 2 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 | |
| NC27-4 Etowah/Fletcher | Wrap soffits and fascias with vinyl | 1460 | 2,480 LF | \$5,233.00 | | | | |
| NC27-4 Etowah/Fletcher | Cover wood siding with hardy board | 1460 | 6,475 LF | \$13,727.00 | | | | |
| NC27-5 Lincoln Circle | Comprehensive Interior Renovation: Including replacing studs, ceiling joist, electrical circuits, plumbing, sheetrock, interior doors, cabinets, sinks, faucets, lavatories, commodes, fixtures, interior painting and floor tile (Phase 3) | 1460 | 10 | \$235,589.00 | | | | |
| | Subtotal 1460 | | | \$479,303.00 | | | | |
| | | | | | | | | |
| | <u>Dwelling Equipment</u> | | | | | | | |
| PHA-Wide | Replace Refrigerators | 1465 | 100 | \$37,500.00 | | | | |
| | Replace Ranges | 1465 | 50 | \$22,500.00 | | | | |
| | Subtotal 1465 | | | \$60,000.00 | | | | |
| | | | | | | | | |
| | <u>Contingency</u> | | | | | | | |
| PHA-Wide | Contingency for cost overruns | 1502 | 5% | \$31,855.00 | | | | |
| | Subtotal 1502 | | | \$31,855.00 | | | | |
| | | | | | | | | |
| | Grand Total | | | \$651,648.00 | | | | |
| | | | | | | | | |

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

| | | |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------|
| PHAName: : Housing Authority of the City of Hendersonville, NC | Grant Type and Number Capital Fund Program No: NC06P0275010 2 Replacement Housing Factor No: | Federal FY of Grant: 2002 |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|--------------------------------------------------|---------------------------------------------|---------|--------|---------------------------------------------|---------|--------|----------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA-Wide | 3/31/04 | | | 9/30/05 | | | |
| NC27-1 Scattered Sites | 3/31/04 | | | 9/30/05 | | | |
| NC27-2 Scattered Sites | 3/31/04 | | | 9/30/05 | | | |
| NC27-4 Etowah/Fletcher | 3/31/04 | | | 9/30/05 | | | |
| NC27-5 Lincoln Circle | 3/31/04 | | | 9/30/05 | | | |
| | | | | | | | |
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CapitalFundProgramFive -YearActionPlan

PartI:Summary

| PHAName: HousingAuthorityof theCityofHendersonville,NC | | <input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo: | | | |
|-----------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| Development Number/Name/HA- Wide | Year1 | WorkStatementforYear2 FFYGrant:200 3 PHAFY:200 4 | WorkStatementforYear3 FFYGrant:200 4 PHAFY:200 5 | WorkStatementforYear4 FFYGrant:200 5 PHAFY:200 6 | WorkStatementforYear5 FFYGrant:200 6 PHAFY:200 7 |
| PHA-Wide | Annual Statement | \$107,982.00 | \$82,982.00 | \$121,099.00 | \$166,648.00 |
| NC27 -1 | | \$0.00 | \$358,117.00 | \$200,000.00 | \$452,500.00 |
| NC27 -2 | | \$270,117.00 | \$0.00 | \$72,500.00 | \$10,000.00 |
| NC27 -3 | | \$63,000.00 | \$0.00 | \$72,500.00 | \$0.00 |
| NC27 -4 | | \$0.00 | \$0.00 | \$0.00 | \$5,000.00 |
| NC27 -5 | | \$210,549.00 | \$210,549.00 | \$185,549.00 | \$7,500.00 |
| NC27 -6 | | \$0.00 | \$0.00 | \$0.00 | \$10,000.00 |
| | | | | | |
| | | | | | |
| | | | | | |
| CFPFundsListedfor 5-yearplanning | | \$651,648.00 | \$651,648.00 | \$651,648.00 | \$651,648.00 |
| ReplacementHousing FactorFunds | | | | | |

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

| Activities for Year 1 | Activities for Year: 2 FFY Grant: 200 3 PHAFY: 200 4 | | | Activities for Year: 3 FFY Grant: 200 4 PHAFY: 200 5 | | |
|-----------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| See | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| Annual Statement | PHA-Wide | 1410 - Administrative Salaries | \$41,490.00 | PHA-Wide | 1410 - Administrative Salaries | \$41,490.00 |
| | PHA-Wide | 1430 - A&E Fees | \$2,000.00 | PHA-Wide | 1430 - A&E Fees | \$2,000.00 |
| | PHA-Wide | 1430 - Capital Fund Program and Agency Plan Update Fees | \$7,500.00 | PHA-Wide | 1430 - Capital Fund Program and Agency Plan Update Fees | \$7,500.00 |
| | PHA-Wide | 1450 - Repairs sidewalks | \$25,000.00 | | | |
| | NC27 -2 Scattered Sites | 1460 - Replace Existing Electric Services with 100 AMP Service (Phase 2) | \$72,386.00 | PHA-Wide | 1460 - Remove Existing and Install New Resilient Tile in 148 units | \$261,936.00 |
| | | | | NC27 -1 Scattered Sites | Replace Steel Window and Door Sections (Phase 1) | \$96,181.00 |
| | NC27 -2 Scattered Sites | 1460 - Cover Existing Wood Siding with Hardy Plank Siding | \$72,731.00 | NC27 -5 Lincoln Circle | <u>1460 - Comprehensive Interior Renovation</u> : Including Replacing Studs, Ceiling Joist, Electrical Circuits, Plumbing, Sheetrock, Interior Doors, Cabinets, Sinks, Faucets, Lavatories, Commodes, Fixtures, Interior Painting, Floor Tile (Phase 5) | \$210,549.00 |
| | NC27 -2 Scattered Sites | 1460 - Install New Insulated Windows | \$125,000.00 | | | |
| | NC27 -3 Robinson Terrace | 1460 - Install New Insulated Windows | \$63,000.00 | PHA-Wide | 1502 - Contingency | \$31,992.00 |
| | NC27 -5 Lincoln Circle | <u>1460 - Comprehensive Interior Renovation</u> : Including Replacing Studs, Ceiling Joist, Electrical Circuits, Plumbing, Sheetrock, Interior Doors, Cabinets, Sinks, Faucets, Lavatories, Commodes, Fixtures, Interior Painting, Floor Tile (Phase 4) | \$210,549.00 | | Grand Total | \$651,648.00 |
| | PHA-Wide | 1502 - Contingency | \$31,992.00 | | | |
| | | Grand Total | \$651,648.00 | | | |

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

| Activities for Year: 4 FFY Grant: 200 5 PHAFY: 200 6 | | | Activities for Year: 5 FFY Grant: 200 6 PHAFY: 200 7 | | |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------|------------------------------------------------------------------|---------------------|
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| PHA-Wide | 1410 - Administrative Salaries | \$41,607.00 | PHA-Wide | 1410 - Administrative Salaries | \$41,607.00 |
| PHA-Wide | 1430 - A&E Fees | \$10,000.00 | PHA-Wide | 1430 - A&E Fees | \$10,000.00 |
| PHA-Wide | 1430 - Capital Fund Program and Agency Plan Update Fees | \$7,500.00 | PHA-Wide | 1430 - Capital Fund Program and Agency Plan Update Fees | \$7,500.00 |
| NC27 -1 Scattered Sites | 1460 - Replace Steel Window and Door Sections (Phase 2) | \$200,000.00 | NC27 -1 Scattered Site | 1460 - Replace kitchen cabinets | \$352,500.00 |
| NC27 -2 Scattered Sites | 1460 - Convert Efficiency Units to One Bedroom Units | \$72,500.00 | NC27 -1 Scattered Site | 1460 - Install new insulated windows | \$100,000.00 |
| NC27 -3 Robinson Terrace | 1460 - Convert Efficiency Units to One Bedroom Units | \$72,500.00 | NC27 -2 Scattered Sites | 1460 - Install new vanities in the bathrooms | \$10,000.00 |
| | | | | | |
| NC27 -5 Lincoln Circle | <u>1460 - Comprehensive Interior Renovation</u> : Including Replacing Studs, Ceiling Joist, Electrical Circuits, Plumbing, Sheetrock, Interior Doors, Cabinets, Sinks, Faucets, Lavatories, Commodes, Fixtures, Interior Painting, Floor Tile (Phase 6) | \$185,549.00 | NC27 -4 Etowah/Fletcher | 1460 - Replace Guttering at all buildings | \$5,000.00 |
| | | | NC27 -5 Lincoln Circle | 1460 - Replace Guttering at all buildings | \$7,500.00 |
| PHA-Wide | 1475 - Purchase New Maintenance Vehicle | \$25,000.00 | NC27 -6 Dermid | 1460 - Replace Guttering at all buildings | \$10,000.00 |
| | | | | | |
| PHA-Wide | 1502 - Contingency | \$36,992.00 | PHA-Wide | 1465 - Purchase new appliances (100 refrigerators and 50 ranges) | \$60,000.00 |
| | | | | | |
| | Grand Total | \$651,648.00 | PHA-Wide | 1475 - Purchase New Maintenance Vehicle | \$25,000.00 |
| | | | | | |
| | | | PHA-Wide | 1502 - Contingency | \$22,541.00 |
| | | | | | |
| | | | | Grand Total | \$651,648.00 |

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| | | |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|
| PHAName: Housing Authority of the City of Hendersonville, NC | Grant Type and Number Capital Fund Program Grant No: NC06P02750101 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: 3/31/02

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|-----------------------------------------------------------|----------------------|---------------------|---------------------|--------------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non -CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$41,490.00 | \$41,490.00 | \$38,289.00 | \$20,745.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$26,500.00 | \$12,000.00 | \$2,000.00 | \$2,000.00 |
| 8 | 1440 Site Acquisition | \$50,000.00 | \$70,000.00 | \$8,835.09 | \$8,835.09 |
| 9 | 1450 Site Improvement | \$50,603.00 | \$75,000.00 | \$25,804.00 | \$25,124.00 |
| 10 | 1460 Dwelling Structures | \$353,964.00 | \$272,760.00 | \$176,165.00 | \$1,312.13 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Non Dwelling Structures | \$86,687.00 | \$152,994.00 | \$0.00 | \$0.00 |
| 13 | 1475 Non Dwelling Equipment | \$20,000.00 | \$5,000.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | \$36,855.00 | \$36,855.00 | \$0.00 | \$0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$666,099.00 | \$666,099.00 | \$251,093.00 | \$58,016.22 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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 Hendersonville, NC | | Grant Type and Number Capital Fund Program Grant No: NC06P02750101 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 | |
| | <u>Administration</u> | | | | | | | |
| PHA-Wide | Administrative Salaries | 1410 | LS | \$41,490.00 | \$41,490.00 | \$38,289.00 | \$20,745.00 | Ongoing |
| | Subtotal 1410 | | | \$41,490.00 | \$41,490.00 | \$38,289.00 | \$20,745.00 | |
| | <u>Fees and Costs</u> | | | | | | | |
| PHA-Wide | A&E Fees | 1430 | LS | \$24,000.00 | \$5,000.00 | \$0.00 | \$0.00 | |
| | Comprehensive Grant Update Fees | 1430 | LS | \$2,500.00 | \$7,000.00 | \$2,000.00 | \$2,000.00 | In Process |
| | Subtotal 1430 | | | \$26,500.00 | \$12,000.00 | \$2,000.00 | \$2,000.00 | |
| | <u>Site Acquisition</u> | | | | | | | |
| PHA-Wide | Site Acquisition | 1440 | LS | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | In Process |
| | Condemnation Expense | 1440 | | \$0.00 | \$20,000.00 | \$8,835.09 | \$8,835.09 | In Process |
| | Subtotal 1440 | | | \$50,000.00 | \$70,000.00 | \$8,835.09 | \$8,835.09 | |
| | <u>Nondwelling Structures</u> | | | | | | | |
| PHA-Wide | Expand Maintenance Building by 5,400 S/F | 1470 | LS | \$86,687.00 | \$152,994.00 | \$0.00 | \$0.00 | Waiting on Site Acq. |
| | Subtotal 1470 | | | \$86,687.00 | \$152,994.00 | \$0.00 | \$0.00 | |
| | <u>Nondwelling Equipment</u> | | | | | | | |
| PHA-Wide | Upgrade Complete Computer System with New Equipment | 1475 | LS | \$20,000.00 | \$5,000.00 | \$0.00 | \$0.00 | |
| | Subtotal 1475 | | | \$20,000.00 | \$5,000.00 | \$0.00 | \$0.00 | |

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 Hendersonville, NC | | Grant Type and Number Capital Fund Program Grant No: NC06P02750101 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 | |
| | Contingency | | | | | | | |
| PHA-Wide | Contingency | 1502 | 6% | \$36,855.00 | \$36,855.00 | \$0.00 | \$0.00 | |
| | Subtotal 1502 | | | \$36,855.00 | \$36,855.00 | \$0.00 | \$0.00 | |
| | Site Improvements | | | | | | | |
| PHA-Wide | Install Downspouts/Gutters | 1450 | 8,000L/F | \$26,000.00 | \$0.00 | \$0.00 | \$0.00 | Moved to future year |
| | Replace Existing 3' Sidewalks | 1450 | 352L/F | \$4,263.00 | \$52,556.00 | \$25,804.00 | \$25,124.00 | 50% Comp. |
| | Replace Existing 3' Sidewalks (Site D) | 1450 | 87L/F | \$1,053.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace Existing 3' Sidewalks (Site E) | 1450 | 72L/F | \$871.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace Existing 3' Sidewalks (Site F) | 1450 | 356L/F | \$4,308.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace Existing 3' Sidewalks (Site G) | 1450 | 14L/F | \$169.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace Existing 3' Sidewalks (Site H) | 1450 | 680L/F | \$8,228.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace Existing 3' Sidewalks (Site J) | 1450 | 260L/F | \$3,146.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace Existing 3' Sidewalks (Site L) | 1450 | 162L/F | \$1,960.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace Existing 3' Sidewalks (Site M) | 1450 | 32L/F | \$387.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace Existing 3' Sidewalks (Site O) | 1450 | 18L/F | \$218.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| NC27-4 Etowah/Fletcher | Repave Parking Lot | 1450 | 32,215S/F | \$0.00 | \$22,444.00 | \$22,444.00 | \$0.00 | In Process |
| | Subtotal 1450 | | | \$50,603.00 | \$75,000.00 | \$ | \$25,124.00 | |

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 Hendersonville, NC | | Grant Type and Number Capital Fund Program Grant No: NC06P02750101 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 | |
| | Dwelling Structures | | | | | | | |
| PHA-Wide | Install 3'0" Heavy Duty Storm Doors | 1460 | 150EA | \$42,000.00 | \$42,000.00 | \$42,000.00 | \$0.00 | In Process |
| | Install 2'8" Heavy Duty Storm Doors | 1460 | 150EA | \$40,500.00 | \$40,500.00 | \$40,500.00 | \$0.00 | In Process |
| | Remove Existing and Replace Incandescent Light Fixtures | 1460 | 974EA | \$89,024.00 | \$60,000.00 | \$60,000.00 | \$1,312.13 | In Process |
| | Install Fluorescent Light Fixtures in Kitchen | 1460 | 164EA | \$18,926.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Install Fluorescent Light Fixtures in Bathroom | 1460 | 164EA | \$13,514.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| NC27 -5 | <u>Comprehensive Interior Renovation</u> : Including Replacing Studs, Ceiling Joist, Electrical Circuits, Plumbing, Sheetrock, Interior Doors, Cabinets, Sinks, Faucets, Lavatories, Commodes, Fixtures, Interior Painting, Floor Tile (Phase 2) | 1460 | 6DU | \$150,000.00 | \$130,260.00 | \$33,665.00 | \$0.00 | In Process |
| | Subtotal 1460 | | | \$353,964.00 | \$272,760.00 | \$176,165.00 | \$1,312.13 | |
| | | | | | | | | |
| | | | | | | | | |
| | Grand Total | | | \$666,099.00 | \$666,099.00 | \$251,093.00 | \$58,016.22 | |

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

| PHAName: : Housing Authority of the City of Hendersonville, NC | | | Grant Type and Number Capital Fund Program No: NC06P02750101 Replacement Housing Factor No: | | | Federal FY of Grant: 2001 | |
|-----------------------------------------------------------------------|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------|----------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| 1410 | 9/30/2003 | 9/30/2003 | | 9/30/2005 | 9/30/2005 | | |
| 1430 | 9/30/2003 | 9/30/2003 | | 9/30/2005 | 9/30/2005 | | |
| 1440 | 9/30/2003 | 9/30/2003 | | 9/30/2005 | 9/30/2005 | | |
| 1470 | 9/30/2003 | 9/30/2003 | | 9/30/2005 | 9/30/2005 | | |
| 1475 | 9/30/2003 | 9/30/2003 | | 9/30/2005 | 9/30/2005 | | |
| 1502 | 9/30/2003 | 9/30/2003 | | 9/30/2005 | 9/30/2005 | | |
| NC27 -1 | 9/30/2003 | 9/30/2003 | | 9/30/2005 | 9/30/2005 | | |
| NC27 -5 | 9/30/2003 | 9/30/2003 | | 9/30/2005 | 9/30/2005 | | |
| NC27-4 | n/a | 9/30/2003 | | n/a | 9/30/2005 | | Item moved from 2000 Grant |
| | | | | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| | | |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|
| PHAName: Housing Authority of the City of Hendersonville, NC | Grant Type and Number Capital Fund Program Grant No: NC06P027 -708 Replacement Housing Factor Grant No: | Federal FY of Grant: 2000 |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|-----------------------------------------------------------|----------------------|---------------------|---------------------|---------------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non -CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | \$25,000.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration | \$34,575.00 | \$34,575.00 | \$34,575.00 | \$34,575.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fee and Costs | \$4,500.00 | \$21,750.00 | \$21,750.00 | \$21,750.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$70,300.00 | \$70,300.00 | \$62,800.00 |
| 9 | 1450 Site Improvement | \$22,173.00 | \$26,504.00 | \$26,504.00 | \$26,504.25 |
| 10 | 1460 Dwelling Structures | \$378,636.00 | \$440,165.61 | \$440,165.61 | \$295,286.99 |
| 11 | 1465.1 Dwelling Equipment — Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | \$146,056.00 | \$20,188.39 | \$20,188.39 | \$20,188.39 |
| 13 | 1475 Nondwelling Equipment | \$5,000.00 | \$39,301.00 | \$39,301.00 | \$39,300.61 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | \$36,844.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2 –20) | \$652,784.00 | \$652,784.00 | \$652,784.00 | \$500,405.24 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security — Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security — Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Housing Authority of the City of Hendersonville, NC | | Grant Type and Number Capital Fund Program Grant No: NC06P027 -708 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>Management Improvements</u> | | | | | | | |
| | Resident Services Coordinator | 1408 | LS | \$25,000.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Subtotal | | | \$25,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| PHA-Wide | <u>Administration</u> | | | | | | | |
| | Executive Director | 1410 | LS | \$12,400.00 | \$12,400.00 | \$12,400.00 | \$12,400.00 | Complete |
| | Accountant | 1410 | LS | \$12,875.00 | \$12,875.00 | \$12,875.00 | \$12,875.00 | Complete |
| | Maintenance Supervisor | 1410 | LS | \$9,300.00 | \$9,300.00 | \$9,300.00 | \$9,300.00 | Complete |
| | Subtotal | | | \$34,575.00 | \$34,575.00 | \$34,575.00 | \$34,575.00 | |
| PHA-Wide | <u>Fees and Cost</u> | | | | | | | |
| | Capital Fund Update/Agency Plan Fee | 1430 | 1% | \$2,500.00 | \$5,000.00 | \$5,000.00 | \$5,000.00 | Complete |
| | A&E Fees (Advertising Costs) | 1430 | 1% | \$2,000.00 | \$16,750.00 | \$16,750.00 | \$16,750.00 | Complete |
| | Subtotal | | | \$4,500.00 | \$21,750.00 | \$21,750.00 | \$21,750.00 | |
| PHA-Wide | <u>Site Acquisition</u> | | | | | | | |
| | Property Purchase | 1440 | LS | \$0.00 | \$70,300.00 | \$70,300.00 | \$62,800.00 | In Process |
| | Subtotal | | | \$0.00 | \$70,300.00 | \$70,300.00 | \$62,800.00 | |

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

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|--------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------|----------------------|--------------------|---------------------------|--------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | <u>Site Improvement</u> | | | | | | | |
| NC27-1 Scattered Site | Replace existing 3' sidewalk | 1450 | 1,500 L/F | \$0.00 | \$17,010.00 | \$17,010.00 | \$17,010.00 | Complete |
| | Subtotal | | | \$0.00 | \$17,010.00 | \$17,010.00 | \$17,010.00 | |
| | <u>Dwelling Structure</u> | | | | | | | |
| NC027-1 Scattered Site | Convert 10 efficiency units 5 (1) B/R units (Phase 2) | 1460 | 5 Units | \$108,855.00 | \$76,773.00 | \$76,773.00 | \$76,537.00 | Ongoing |
| | Install Fluorescent Light Fixtures | 1460 | | \$0.00 | \$15,000.00 | \$10,302.00 | \$10,302.00 | Ongoing |
| | Subtotal | | | \$108,855.00 | \$91,773.00 | \$87,075.00 | \$86,840.00 | |
| | <u>Non-Dwelling Structure</u> | | | | | | | |
| NC027-1 Scattered Site | Expand Maintenance Facility by 5400 s/f (Phase 2) | 1470 | LS | \$146,056.00 | \$20,188.39 | \$20,188.39 | \$20,188.39 | Moved to 2001 |
| | Subtotal | | | \$146,056.00 | \$20,188.39 | \$20,188.39 | \$20,188.39 | |
| | <u>Site Improvement</u> | | | | | | | |
| NC27-4 Etowah/Fletcher | Repave parking lot 4A | 1450 | 23,550 S/F | \$8,478.00 | \$0.00 | \$0.00 | \$0.00 | 2001 CFP |
| | Repave parking lot 4B | 1450 | 8,665 S/F | \$3,119.00 | \$0.00 | \$0.00 | \$0.00 | 2001 CFP |
| | Replace retaining wall | 1450 | 100 S/F | \$1,077.00 | \$9,494.00 | \$9,494.00 | \$9,494.25 | Complete |
| | Replace curbing | 1450 | 90 L/F | \$909.00 | \$0.00 | \$0.00 | \$0.00 | Deleted |
| | Replace existing 3' sidewalk | 1450 | 90 L/F | \$1,090.00 | \$0.00 | \$0.00 | \$0.00 | NC27-1 |
| | Replace existing clothesline | 1450 | 30 ea | \$7,500.00 | \$0.00 | \$0.00 | \$0.00 | 2002 CFP |
| | Subtotal | | | \$22,173.00 | \$9,494.00 | \$9,494.00 | \$9,494.25 | |

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|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------|---------------------------|---------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | | | | | |
| | <u>Dwelling Structure</u> | | | | | | | |
| NC27-4 Etowah/Fletcher | Wrap off fits and fascias with vinyl | 1460 | 2,480L/F | \$5,233.00 | \$0.00 | \$0.00 | \$0.00 | 2002CFP |
| | Cover wood siding with Hardy Board | 1460 | 6,475S/F | \$13,727.00 | \$0.00 | \$0.00 | \$0.00 | 2002CFP |
| | Replace windows with metal insulated | 1460 | 23ea | \$7,908.00 | \$20,000.00 | \$12,536.00 | \$12,536.00 | Ongoing |
| | Replace 2/8 entrance doors with steel insulated | 1460 | 32ea | \$11,261.00 | \$10,000.00 | \$7,133.00 | \$7,133.00 | Ongoing |
| | Replace 3/0 entrance doors with steel insulated | 1460 | 32ea | \$12,701.00 | \$10,000.00 | \$8,044.00 | \$8,044.00 | Ongoing |
| | Subtotal | | | \$50,830.00 | \$40,000.00 | \$27,713.00 | \$27,713.00 | |
| | <u>Dwelling Structure</u> | | | | | | | |
| NC27 -5 Lincoln Circle | <u>Comprehensive Interior Renovation :</u> Including Replacing Studs, Ceiling Joist, Electrical Circuits, Plumbing, Sheetrock, Interior Doors, Cabinets, Sinks, Faucets, Lavatories, Commodes, Fixtures, Interior Painting, Floor Tile (Phase 1) | 1460 | 4ea | \$139,778.00 | \$120,657.61 | \$63,089.00 | \$63,089.00 | Ongoing |
| | Subtotal1 | | | \$139,778.00 | \$120,657.61 | \$63,089.00 | \$63,089.00 | |
| | <u>Dwelling Structure</u> | | | | | | | |
| NC027-6 Dermid | Replace exterior siding with Hardy Plank | 1460 | 60ea | \$60,000.00 | \$187,735.00 | \$187,735.00 | \$117,645.00 | Ongoing |
| | Subtotal | | | \$60,000.00 | \$187,735.00 | \$187,735.00 | \$117,645.00 | |

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the City of Hendersonville, NC | | Grant Type and Number Capital Fund Program Grant No: NC06P027 -708 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>Non-Dwelling Equipment</u> | | | | | | | |
| | Upgrade complete computer system with new equipment | 1475 | LS | \$5,000.00 | \$22,345.00 | \$22,345.00 | \$22,345.00 | Complete |
| | Purchase new maintenance vehicle | 1475 | 1 | \$0.00 | \$16,956.00 | \$16,956.00 | \$16,956.00 | Complete |
| | Subtotal | | | \$5,000.00 | \$39,301.00 | \$39,301.00 | \$39,300.61 | |
| | | | | | | | | |
| | <u>Contingency</u> | | | | | | | |
| PHA-Wide | Contingency for cost overruns | 1502 | 8% | \$36,844.00 | \$0.00 | \$0.00 | \$0.00 | Moved to work items |
| | Subtotal | | | \$36,844.00 | \$0.00 | \$0.00 | \$0.00 | |
| | | | | | | | | |
| | Grant Total | | | \$652,784.00 | \$652,784.00 | \$652,784.00 | \$500,405.24 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

| PHAName :: Housing Authority of the City of Hendersonville, NC | | Grant Type and Number Capital Fund Program No: NC06P027 -708 Replacement Housing Factor No: | | | | Federal FY of Grant: 2000 | |
|-----------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|----------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| 1408 | 3/31/02 | | | 9/30/03 | | | |
| 1410 | 3/31/02 | | | 9/30/03 | | | |
| 1430 | 3/31/02 | | | 9/30/03 | | | |
| NC27 -1 | 3/31/02 | | | 9/30/03 | | | |
| NC27 -1 | 3/31/02 | | | 9/30/03 | | | |
| NC27 -1 | 3/31/02 | | | 9/30/03 | | | |
| NC27 -1 | 3/31/02 | | | 9/30/03 | | | |
| 1470 | 3/31/02 | | | 9/30/03 | | | |
| 1475 | 3/31/02 | | | 9/30/03 | | | |
| 1502 | 3/31/02 | | | 9/30/03 | | | |
| | | | | | | | |