

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

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: **2002**

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

## PHA Plan Agency Identification

**PHA Name:** New Randleman Housing Authority

**PHA Number:** NC063

**PHA Fiscal Year Beginning:** 07/2002

### PHA Plan Contact Information:

Name: Landis Hall

Phone: 336-498-7686

TDD: 336-498-7686

Email (if available): landishall@northstate.net

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

### PHA Programs Administered:

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

## Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

<b>Contents</b>	<u>Page #</u>
<b>Annual Plan</b>	
i. Table of Contents	1
ii. Executive Summary	2
1. Summary of Policy and Program Changes for the Upcoming Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	2
4. Homeownership: Voucher Homeownership Program	3
5. Safety and Crime Prevention: PHDEP Plan	4
6. Other Information:	4
A. Resident Advisory Board Consultation Process	4
B. Statement of Consistency with Consolidated Plan	5
C. Criteria for Substantial Deviations and Significant Amendments	5
<b>Attachments</b>	
<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B : Capital Fund Program Annual Statement/P and E Reports	
<input checked="" type="checkbox"/> Attachment C : Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment : Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment : Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment D : Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment E : Membership of Resident Advisory Board or Boards	
<input type="checkbox"/> Attachment : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment F :Voluntary Conversion Certification and Questions	
Attachment G :Deconcentration and Income Mixing Questions	
Attachment H :Brief Statement of Progress in Meeting 5- Year Plan Mission and Goals	
Attachment I :Resident Survey Follow-up Plan	

## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

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

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

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

**There have been no changes in policies or programs for year 2002, other than those required by regulations such as additional attachments.**

### **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 146,204.00

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

D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

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

#### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  Yes X No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources

- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

## **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

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

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

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
  - The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included
    - Yes  No: below or
    - Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.
  - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.
  - Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (State of North Carolina)

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

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

To provide safe, sanitary and decent housing to prospective residents. To work with other housing agencies to provide economic opportunities for prospective residents, and to work with other housing agencies within the jurisdiction.

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

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

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

To provide safe, sanitary and decent housing. To assist the PHA in providing economic opportunities to its residents and to work with other housing agencies to provide housing to prospective, eligible residents.

**C. Criteria for Substantial Deviation and Significant Amendments**

**1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

**A. Substantial Deviation from the 5-year Plan:**

**B. Significant Amendment or Modification to the Annual Plan:**

**New Randleman Housing Authority  
Definition of “Substantial Deviation” and  
“Significant Amendment or Modification”**

The New Randleman Housing Authority, to meet the requirement of Final Rule 903.7(r) and PIH 99-51, pertaining to “Substantial Deviation” and “Significant Amendment or Modification,” offering the following:

- A. A substantial deviation from its Five-Year Plan; and a significant amendment or modification to its Five-Year Plan and Annual Plan.
- B. Changes to rent or admissions policies or organization of the waiting list.
- C. Additions of non-emergency work items (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.
- D. Additions of new activities not included in the current PHDEP Plan.
- E. Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency’s financial situation will be documented in subsequent Agency Plans.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements offered by HUD.

**Required Attachment A:**

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents X 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 X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
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 any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	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
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>·? Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>·? Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>·? Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>·? Coordination with other law enforcement efforts;</li> <li>·? Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>·? All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) X Resident Advisory Board Minutes Summary X Voluntary Conversion Initial Assessment X Deconcentration Income Analysis	(specify as needed)

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

PHA Name:  New Randleman Housing Authority	Grant Type and Number Capital Fund Program: NC19P06350100 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant:  2000
--	--	----------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:12/31/01  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	\$1,200.00		\$1,200.00	
5	1411 Audit	0		0	
6	1415 liquidated Damages	0		0	
7	1430 Fees and Costs	\$17,000.00		\$17,000.00	\$10,600.00
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	\$125,143.00		\$125,143.00	\$9,175.59
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	<b>\$143,343.00</b>		<b>\$143,343.00</b>	<b>\$19,775.59</b>

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

PHA Name:  New Randleman Housing Authority	Grant Type and Number Capital Fund Program: NC19P06350100 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant:  2000
--	--	----------------------------------

Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no:    )

Performance and Evaluation Report for Period Ending:12/31/01     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: New Randleman Housing Authority		Grant Type and Number Capital Fund Program #: NC19P06350100 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	ADMINISTRATION	1410		\$1,200.00		\$1,200.00		Obligated
HA Wide	FEES & COST	1430		\$17,000.00		\$17,000.00	\$10,600.00	Obligated
	DWELLING STRUCTURES	1460						
NC 63-1	Electrical Upgrades to Units bring up to Code.		80 units	53,536.00		53,536.00	0	Obligated
				0		0	0	Start Work
	Emergency Roofing moved from 2004 Finish in 2001 CFP		80 units	62,431.41		62,431.41	0	Obligated
				0		0	0	Start Work
	Finish Kitchen Cabinets and Electrical Upgrades started with 2000 funds			9,175.59		9,175.59	9,175.59	Completed
				<b>125,143.00</b>		<b>125,143.00</b>	<b>9,175.59</b>	



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

<b>PHA Name:</b>  New Randleman Housing Authority	<b>Grant Type and Number</b> Capital Fund Program: NC19P06350101 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2001
---	---	---

Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no:    )

Performance and Evaluation Report for Period Ending: 12/31/01     
  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	\$5,000.00	\$5,000.00	\$5,000.00	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	\$5,000.00	\$3,000.00	\$3,000.00	0
5	1411 Audit	0	0	0	0
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs	\$10,000.00	\$12,000.00	\$12,000.00	\$7,500.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	\$126,204.00	\$126,204.00	\$126,204.00	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	<b>\$146,204.00</b>	<b>\$146,204.00</b>	<b>\$146,204.00</b>	<b>\$7,500.00</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

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

<b>PHA Name:</b> New Randleman Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NC19P06350101 Capital Fund Program Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: New Randleman Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: NC19P06350101 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant: 2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<b>OPERATIONS</b>	1406		\$5,000.00	\$5,000.00	\$5,000.00		Obligated
	<b>ADMINISTRATION</b>	1410		\$5,000.00	\$3,000.00	\$3,000.00		Obligated
	a. Pro-rata share employee salary and Benefits							
HA Wide	<b>FEES &amp; COST</b>	1430		\$10,000.00	\$12,000.00	\$12,000.00	\$7,500.00	Obligated
	<b>DWELLING STRUCTURES</b>	1460						
NC 63-1	a. Replace floor tile in all units and Other related renovations			\$126,204.00	0			Move 2002
	Move Emergency roofing from 2004 Began in 2000 CFP				\$126,204.00	\$126,204.00		Obligated
					\$126,204.00	\$126,204.00		Start Work February



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

PHA Name: The New Randleman Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P06350102 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	\$2,000.00			
3	1408 Management Improvements Soft Costs	0			
	Management Improvements Hard Costs	0			
4	1410 Administration	\$5,000.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$18,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$5,000.00			
10	1460 Dwelling Structures	\$110,720.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,000.00			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	\$1,484.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>

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

PHA Name: The New Randleman Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P06350102 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	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	<b>\$146,204.00</b>			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security--Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: The New Randleman Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P06350102 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	Obligated	Expended	
NC 63-1	<b>Operations</b>	<b>1406</b>		<b>\$2,000.00</b>				
NC 63-1	<b>Administration</b>	1410						
	Salary/Benefits			\$5,000.00				
	<b>Total 1410</b>			<b>\$5,000.00</b>				
NC 63-1	<b>Fees &amp; Cost</b>	1430						
	A/E Services			\$15,000.00				
	Asbestos Testing for floor tile			\$3,000.00				
NC 63-1	<b>Total 1430</b>			<b>\$18,000.00</b>				
	<b>Site Improvements</b>	1450						
	Sidewalk repair & parking pads			\$5,000.00				
	<b>Total 1450</b>			<b>\$5,000.00</b>				

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

PHA Name: The New Randleman Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P06350102 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	Obligated	Expended	
NC 63-1	<b>Dwelling Structures</b>	1460						
	Renovations to 2 <sup>nd</sup> floor baths 14 units		14 units	\$34,000.00				
	Shower surrounds, new sheet vinyl floor			0				
	Over waterproofing sealant at walls,			0				
	Commodes etc., new exhaust fans,			0				
	Vanities, etc. – repair floor as needed			0				
	Will be rotten to joist in some cases.			0				
	New tubs, sinks (full bath mod) check			0				
	<b>Water lines and sewer lines – repair</b>			<b>0</b>				
	As needed, check for rotten wood			0				
				0				
	Install smoke/carbon monoxide detector			0				
	And arc fault 14 units		14 units	\$7,000.00				
				0				
	Begin bath renovations to first floor		24 units	\$57,720.00				
	(3 handicaps may not need upgrades)			0				
	(first floor study 6x6 ceramic vs sheet			0				
	vinyl			<b>0</b>				
				0				
	Install smoke/carbon monoxide detector		24 units	\$12,000.00				
	<b>Total 1460</b>			<b>\$110,720.00</b>				





**Required Attachment C:**

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

PHA Name The New Randleman Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
NC 63-1	Annual Statement	\$146,204.00	\$146,204.00	\$146,204.00	\$146,204.00
Physical Improvements		\$127,204.00	\$108,204.00	\$124,204.00	\$124,204.00
Management Improvements			\$7,000.00		
HA-Wide Non-Dwelling Structures & Equip			\$9,000.00		
Administration		\$2,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Other		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Operations		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Total CFP Funds (Est.)		\$146,204.00	\$146,204.00	\$146,204.00	\$146,204.00
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : <u>2003</u> FFY Grant: 2003 PHA FY: 2003			Activities for Year: <u>2004</u> FFY Grant: 2004 PHA FY: 2004		
2002	<b>Operations</b>		<b>\$2,000.00</b>	<b>Operations</b>		<b>\$2,000.00</b>
Annual				<b>Management Improvements</b>		<b>0</b>
Statement	<b>Administrations – Salary &amp; Sundry</b>		<b>\$2,000.00</b>	<b>Computer Software</b>		<b>\$7,000.00</b>
						<b>0</b>
	<b>Fees Cost</b>			<b>Administrations – Salary &amp; Sundry</b>		<b>\$5,000.00</b>
	A/E		\$15,000.00	<b>Fees Cost</b>		<b>\$15,000.00</b>
	<b>Total</b>		<b>\$15,000.00</b>			<b>0</b>
				<b>Site Improvements</b>		<b>0</b>
	Site Improvements			<b>Sidewalk repair</b>		\$2,000.00
	<b>Sidewalk Repairs</b>		\$3,000.00	Remove brick wall and provide new and		\$2,500.00
				Landscaping		0
	<b>Dwelling Structures</b>			Top soil and Grassing		\$5,000.00
	Finish Bath Renovations started in 2002 -	42 units	\$101,204.00			<b>0</b>
	Shower Surrounds, new floor tile, fixtures, exhaust		0	<b>Dwelling Structures</b>		0
	Fans, vanities, wall/floor repair		0	Install new vinyl tile and new base throughout.	10 units	\$24,704.00
			0	Floor tile does contain asbestos. (Family )		0
	Install Smoke/Carbon Monoxide Detectors	42 units	\$21,000.00	Provide A/C at Elderly Site	28 units	\$56,000.00
	And Arc Fault			Provide Dryer Connection at Elderly Site	28 units	\$14,000.00
				<b>Dwelling Equipment</b>		<b>0</b>
				Refrigerators & Ranges		\$4,000.00
	<b>Dwelling Equipment</b>			<b>Non-Dwelling Equipment</b>		<b>0</b>
	Ranges & Refrigerators		\$2,000.00	Computer Equipment		\$3,000.00
				<b>Mower</b>		<b>\$5,000.00</b>
				Maintenance Equipment		\$1,000.00
	<b>Total</b>		<b>\$146,204.00</b>	<b>Total</b>		<b>\$146,204.00</b>

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

Activities for Year 1	Activities for Year : <u>2005</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>2006</u> FFY Grant: 2006 PHA FY: 2006		
2002	<b>Operations</b>		<b>\$2,000.00</b>	<b>Operations</b>		<b>\$2,000.00</b>
Annual			<b>0</b>			<b>0</b>
Statement	<b>Administrations – Salary &amp; Sundry</b>		<b>\$5,000.00</b>	<b>Administrations – Salary &amp; Sundry</b>		<b>\$5,000.00</b>
			0			0
	<b>Fees Cost</b>		0	<b>Fees Cost</b>		0
			\$15,000.00	A/E		\$15,000.00
	<b>Site Improvements</b>		0			0
	Sidewalk repair		\$2,000.00	<b>Site Improvements</b>		<b>0</b>
			0	Sidewalk Repair		\$2,000.00
	<b>Dwelling Structures</b>		0	Survey Sanitary Sewer System to replace		\$50,000.00
	Complete vinyl tile and base replacement started in		0	Terra-cotta sewer pipes with PVC sewer lines		0
	2004 – Family site– floor tile does contain asbestos	42 units	\$100,096.00	Provide additional clean outs and manholes		0
			0	As needed		0
	Begin vinyl tile and base in Elderly units	7 units	\$18,108.00			0
			0	<b>Dwelling Structures</b>		0
			0	Finish vinyl tile and base replacement - Elderly	21 units	\$49,092.00
	<b>Dwelling Equipment</b>		0	Provide dryer hook ups at Family Site	52 units	\$19,112.00
	Ranges & Refrigerators		\$4,000.00			<b>0</b>
				<b>Dwelling Equipment</b>		<b>0</b>
				Ranges & Refrigerators		\$4,000.00
	<b>Total</b>		<b>\$146,204.00</b>			
				<b>Total</b>		<b>\$146,204.00</b>

## PHA Public Housing Drug Elimination Program Plan

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

### Section 1: General Information/History

**A. Amount of PHDEP Grant \$** \_\_\_\_\_

**B. Eligibility type (Indicate with an "x")**      N1 \_\_\_\_\_ N2 \_\_\_\_\_ R \_\_\_\_\_

**C. FFY in which funding is requested** \_\_\_\_\_

### **D. Executive Summary of Annual PHDEP Plan**

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

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

### **F. Duration of Program**

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

**12 Months** \_\_\_\_\_    **18 Months** \_\_\_\_\_    **24 Months** \_\_\_\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

<b>Fiscal Year of Funding</b>	<b>PHDEP Funding Received</b>	<b>Grant #</b>	<b>Fund Balance as of Date of this Submission</b>	<b>Grant Extensions or Waivers</b>	<b>Grant Start Date</b>	<b>Grant Term End Date</b>
FY 1995						
FY 1996						
FY 1997						
FY 1998						
FY 1999						

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

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

**B. PHDEP Budget Summary**

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

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

**C. PHDEP Plan Goals and Activities**

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

<b>9110 – Reimbursement of Law Enforcement</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

<b>9115 - Special Initiative</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

<b>9116 - Gun Buyback TA Match</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

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

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

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

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

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

**Required Attachment D :**

**Resident Membership on the PHA Board or Governing Body**

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

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

Sybil Brady  
Myrtle Gaster

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

Elected  
X Appointed

C. The term of appointment is (include the date term expires): 03/12/2000 – 03/12/2005

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

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: 03/12/2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Bruce Moore, Mayor City of Randleman

**Required Attachment E :**

**Membership of the Resident Advisory Board or Boards**

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

**Resident Advisory Board**

**Lisa Young**

**Karen Richardson**

**Ed Vestal**

**Teresa Bailey**

**Sybil Brady**

**Larry Johnson**

**Board of Commissioners**

**Jerry Highfill, Chairman**

**James Coble**

**George Craven**

**Sybil Brady**

**Myrtle Gaster**

**Ronald Goss**

**Donald Yow**

**Nora Holland**

**Required Attachment F :**

**VOLUNTARY CONVERSION CERTIFICATIONS AND QUESTIONS.  
24CFR PART 972**

On June 22, 2001, the Department of Housing and Urban Development (HUD) issued a Final Rule amending chapter IX of title 24 of the Code of Federal Regulations by adding part 972. This new part 972 implements section 533 of the Quality Housing and Work Responsibility Act of 1998 which requires every public housing authority to conduct and submit to HUD an initial assessment to determine if statutory objectives would be satisfied by converting certain developments or parts of developments to tenant-based assistance.

Acting of behalf of the New Randleman Housing Authority (PHA) as its Authorized Official, I make the following certifications and assurances to HUD regarding:

Project No.: NC063

Project Name: The New Randleman Housing Authority

Project Address: 606 South Main Street, Randleman, NC 27317

I hereby certify that the development named above:

- ?? Is not subject to required conversion under 24 CFR part 971;
- ?? Is not the subject of an application for demolition or disposition that has been approved by HUD, or submitted to HUD and awaiting determination;
- ?? Is not a HOPE VI revitalization site; and
- ?? Is not applied for and received HUD designation for occupancy only by the elderly and/or persons with disabilities under 24 CFR part 945.

I further certify that I have:

- ?? Reviewed the development's operation as public housing;
- ?? Considered the implications of converting the development to tenant-based assistance; and
- ?? Concluded that the conversion of the development may be:

Appropriate because removal of the development would meet the necessary conditions for voluntary conversion described below.

Or

XXXXXX Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion described below.

**Necessary conditions for voluntary conversion:**

- ?? Conversion to tenant-based assistance would not be more expensive than continuing to operate the development (or portion of it) as public housing;
- ?? Conversion to tenant-based assistance would principally benefit the residents of the public housing development to be converted and the community; and
- ?? Conversion to tenant-based assistance would not adversely affect the availability of affordable housing in the community.

Signed by: Landis Hall

Signature: signature on file  
Executive Director

Date: 10/19/01

**QUESTIONS & ANSWERS**

- a. How many of the PHA's developments are subject of the Required Initial Assessments? **1**
- 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)? **0**
- c. How many Assessments were conducted for the PHA's covered developments? **1**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

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

**Required Attachment G :**

**Deconcentration and Income Mixing Questions**

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

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

**Required Attachment H :**

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

The PHA is working hard to keep all apartments available and rented in order to reduce vacancies. We are making improvements through modernization depending on funding from HUD. The last several projects were new kitchen cabinets, sinks, etc., upgrade of electrical system (installing new lights front & back of apartments for safety/security purposes) and re-roofing all buildings. We are looking to make improvements in all areas as our goal but we must take modernization projects as we are financially able.

The PHA is working for a mix in income levels for our one and only site. We have offered various programs to promote self-sufficiency for the residents but they did not participate in much. All of the programs and benefits have been offered to everyone living in our site.

Hopefully, the PHA will be able to make more progress with the goals and missions as we receive more funding, more cooperation from residents and get more involvement.

**Required Attachment I :**

**Resident Survey Follow-up Plan**

**Communications:**

1. Management provides information about maintenance and repairs with a copy of the maintenance cost sheet. Residents are also given information letters on modernization projects.
2. Lease rules are gone over thoroughly, explained in detail with new move-ins on a one-to-one basis and given a copy as well.
4. Management responds to questions and concerns immediately, unless it is something that requires research or investigation, which is completed promptly.
6. Management helped organize the resident advisory board and has done more than its fair share to keep it going. However, there has not been much support from the residents themselves.

**Safety:**

13. The Randleman Police Department has held a block party to get residents interested in a community watch program, but had little turn out. Also, a community fair was held May 2001 with several other services for the community represented. Other programs have been offered with little participation from the residents.

**Resident Advisory Board**  
**Summary of Minutes**

The Resident Advisory Board has met on:

March 13, 2001

April 4, 2001

May 7, 2001

August 15, 2001

September 12, 2001

November 13, 2001

The Resident Advisory Board sold raffle tickets to raise money for an Easter party and a Community Fair. They called around to local agencies to get donations for the fair and asked for participants for the fair.

They discussed some possible ideas of some summer activities for the children to participate in during the summer.

They held a summer cookout for the residents.

They discussed some of the new rules and regulations from HUD.

There was a change in the President of the Board.

The Executive Director attended each board meeting.

NOTE: Detailed Minutes from each meeting are available in the PHA Administration Office