

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2003 -2007

AnnualPlanforFiscalYear2003(FYE:06/30/04)

**NOTE:THISPHAPLANSTEMPLATE(HUD5 0075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the Town of Laurinburg

PHANumber: NC018

PHAFiscalYearBeginning:(mm/yyyy) 07/2003

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 2003 -2007
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B.Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:

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

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provideanimprovedlivingenvironment
 - Objectives:
 - Implementmeasurestodeconcentratepovertybybringinghigherincome publichousinghouseholdstolowerincomedevelopments:
 - Implementmeasurestopromoteincomemixinginpublichousingby assuringaccessforlowerincomefamiliesinto higherincome developments:
 - Implementpublichousingsecurityimprovements:
 - Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly, personswithdisabilities)
 - Other:(listbelow)
- PromoteparticipationintheFamilySelf SufficiencyProgram*

HUDStrategicGoal:Promoteself -sufficiencyandassetdevelopmentoffamilies andindividuals

- PHAGoal:Promoteself -sufficiencyandassetdevelopmentofassisted households
 - Objectives:
 - Increasethenumberandpercentageofemployedpersonsinassisted families:
 - Provideorattractsupportiveservicestoimproveassistancerecipients' employability:
 - Provideorattractsupportiveservicestoincreaseindependenceforthe elderlyorfamilieswithdisabilities.
 - Other:(listbelow)
- PromoteandencourageparticipationintheFSSProgram.*

HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmericans

- PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing
Objectives:
 - Undertakeaffirmativemeasurestoensureaccesstoassistedhousing
regardless ofrace,color,religionnationalorigin,sex,familialstatus,and
disability:
 - Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment
forfamilieslivinginassistedhousing,regardless ofrace,color,religion
national origin,sex,familialstatus,anddisability:
 - Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons
withallvarietiesofdisabilitiesregardless ofunitsizerequired:
 - Other:(listbelow)

OtherPHAG oalsandObjectives:(listbelow)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingP HA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciessthePHAhasincludedintheAnnualPlan.

TheLaurinburgHousingAuthorityisamedium-sizedHousingAuthoritylocatedinScotland County,Laurinburg,North Carolina.Oursisarural,economicallydistressedcountyinsoutheasternNorth Carolina.TheAuthoritycurrentlymanagesfourhundredninety-two(492)unitsofPublicHousingandfive hundredthirty(530)unitsofSection8RentalAssistance.

OurPublicHousingunitsrangeinagefromthoseconstructedin1952tothoseconstructedin 1981.TheAgency'smostrecentdevelopmentwasmadepossiblethroughtheacquisitionoftwenty(20) single-familyhouses.Inaddition,during2001ourSection8Program grewbyseventy-five(75)units, whenweappliedforandreceivedseventy-five(75)FairShareVouchers.

PublicHousingoperationisfundednationwidethroughafundingformulaknownasthe PerformanceFundingSystem.TheLaurinburgHousingAuthorityisthelowest-fundedHousingAuthority inNorthCarolina.Wereceivedalmost\$100.00dollarsperunitpermonthlessthanourneighboring AuthoritylocatedinLumberton,NorthCarolina.Thisfundingvarianceconvertstoourfourhundred ninety-two(492)unitsreceivingoverfivehundredthousanddollars(\$500,000.00)lessfundingthanifwe hadthesamefundinglevelasourneighboringAuthorityinLumberton.Thislowleveloffundingoverthe pasttwenty-fiveyearshasresultedinabacklogofneeds.Althoughwereceiveapproximately\$700,000.00 inCapitalGrantfundingeachyearthereisnotenoughfundingtoprovideon-goingmaintenance compliancerequirementsandaddressethebacklogofneeds.Wearemovingasquicklyaspossibleto modernizeourunitsandaddtheamenitiesthatareconsideredstandardintoday'srentalmarket.Financial issuesarefurthercomplicatedbyincreasedregulatoryrequirementsforsophisticatedcomputersystems. Therehavebeennoadditionalfundsavailableforthisadditionalcost.

TheAuthoritymanages530unitsofSection8HousingChoiceVouchers.Onehundredofthese unitsaredesignatedWelfare-to-WorkandanotherfiftyaredesignatedFamilyUnification.FSSis mandatoryin118oftheSection8Vouchers.Our programisfullyleasedbuttheleaseuprateofvouchers issuedislessthanfiftypercent.We haveappliedforvouchersanytimefundingisavailableandwill continuetoapplyforunits.

Due to our funding situation and our mission to deliver housing to low-income people in our county, we have sought and developed a wider range of programs and resources. We provide management services to two smaller Housing Authorities and have developed a nonprofit affiliate, Opportunity Inc. Through the nonprofit we provide property management and are currently developing 40 units of Tax Credit Affordable Housing. In addition to development and funding resource development, we have begun a Section 8 Homeownership program. Our efforts are in the infant stage and we are making slow progress. To move to better serve our client population we have also applied for approval as a HUD Housing Counseling Agency.

During the fall of 2000 the Laurinburg Housing Authority was contacted by the State of North Carolina to assist in emergency relief for persons who were renters at the time of Hurricane Floyd. The Authority entered into an agreement to assist the State in a twenty-four (24) month program. We completed that program in February of 2003.

Our agency faces serious issues as we move into the new century. We have no easy answers and no quick fixes for the problems we face. Our plan is basic and addresses the most elemental problems. We will continue to seek resources and to strive to meet our mission.

PLANNING PROCESS

The Strategic Plan developed by the Commissioners is a guide of goals with specific activities and timelines to be developed by the staff.

The Board then began the annual planning session. The Board reviewed the Mission Statement:

To provide housing that is adequate and affordable and is a suitable living environment for low income citizens by:

- *Developing Funding/Resources*
- *Maintaining existing housing stock*
- *Promoting Quality of Life Service Programs*
- *Promoting Self-Sufficiency and Upward Mobility*
- *Staying Abreast of Current and Future Trends*

After discussion the Board, agreed that the Mission Statements should remain unchanged.

To begin the strategic planning the board held general discussion of current activities and forecast for future change. The discussion included the future of HUD Programs and questions regarding how we should plan for the changing environment and the new funding system for Public Housing. The Board also discussed continuing current efforts to expand our resources including tax credit development, single-family development, management contracts, and management consulting and data/computer services.

The Board then reviewed the progress of the past year and discussed the current status of operations. A list of strengths discussed were:

- High occupancy rate
- Good unit turn time (under 20) days
- Quick response to maintenance service request (averaging under two days)
- Strong financial condition
- Diverse program base
- Good record keeping

- Reputation for meeting compliance requirements
- Excellent reputation with monitoring agencies (HUD, NCHFA, Rural Development)
- Low staff turnover
- Highly committed staff
- Opportunity for staff to receive training and to move up in the organization
- High quality equipment (in good condition)
- Good working relationship among staff
- Good working relationship with community organizations and local government
- Good working relationship with residents and with landlords.
- Long waiting list
- Low unit turnover
- Successful FSS Program
- Learning Center and Computer Lab

The Board then discussed where efforts should be focused for improvement

- Continue high quality day to day management with a focus on Physical Inspection Scores and the curb appeal of four developments
- Continue to achieve High Performer status
- Continue to adjust to the new systems prorogated by HUD
- Staff development: Currently spread thin, narrow focus. Review organization structure, and workflow, change as needed
- Deal with speed of change to operation and increases in information demands
- Deal with staff perception of change and how to handle
- Resource management in light of continuing pressure to do more with less
- Investment Strategy
- Corporate structure of Authority and relationship to management contracts and nonprofit
- Computerization; expanding technology
- Physical Plan: Need for additional space and storage

The Board discussed these issues and narrowed the focus to what specific steps should be taken in the next year and in the next three years. Discussion resulted in the following goals:

- Research corporate structures and legal ramifications. Bring report and recommendations to Board of Commissioners by June 30, 2002
- Identify specific strategies for improving PHAS score in particular physical inspection score.
- Develop specific strategy to continue High Performer status. Include procedures and progress monitoring system
- Analyze structure and workflow.

- Staff development and staff relations: Develop a schedule for regular staff meetings and a system to allow staff to schedule additional meetings if needed.
- Complete revision of all policies as required by current regulations by December 31, 2003.
- Move forward by June 2002 on remodeling of office space.
- Evaluate older units and make strategic decision about long-term plans for these units.
- Conduct a feasibility and cost assessment of Single Family Development for home ownership.
- Reapply for tax credit units in January 2002 and allocate forty (40) vouchers for project-based Family Self-Sufficiency.
- Implement a Section 8 Homeownership Program (Board approved March 19, 2002)

The Board of Commissioners also discussed other issues:

- Service area to be covered and future opportunities in expanded area now that we are dealing with the Hurricane Floyd Flood Relief Rental Assistance Program. Discussed possible development of Consortia with other Authorities to reduce paper work burden. (This would allow one budget, one reporting and one audit)
- Need for condensed information to Board of Commissioners due to broad range of programs and extensive regulations. Board needs to be well informed but not deal with any day today.
- To assist Board the staff will hold mini training sessions at regular Board Meetings to give overview of program operations. Staff will develop information (handbook) for Commissioners with descriptions of programs and brief operational notes.

The Board will review the strategic plan progress at six-month intervals.

CONTINUING UPDATING AND IMPLEMENTATION OF REGULATOR REQUIREMENTS

During the next year the Board will be reviewing all policies and updating those that are outdated. Each policy will be reviewed and amended as required by regulations when those regulations are issued. Accordingly the lease will be amended to reflect the new requirements.

Definition of Significant Amendment or Modification

The Plan is a general document designed to outline the operational intent of the Laurinburg Housing Authority with general goals for five (5) years and more specific goals for the next twelve (12) months. The Plan will not be considered significantly amended or modified unless the operational intent of the Authority is changed. Changes in policy as a result of regulatory changes or decisions to exercise options and budgetary changes in response to changing circumstances will not be considered significant and will be addressed by the Board of Commissioners as routine matters.

Definition of Substantial Deviation

The Plan is a general document designed as a general outline guide for the daily operations of the Laurinburg Housing Authority with general goals for five (5) years and more specific goals for the next twelve (12) months. An activity will not be considered a "Substantial Deviation" unless the operational intent or mission of the Authority is changed. Changes in procedure to carry out the mission, whether as a result of regulatory changes or decisions to exercise option, budgetary changes in response to changing circumstances or other adjustment necessary to carry out the mission will not be considered substantial and will be addressed by the Board of Commissioners as routine matters.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration **nc018a01.pdf**
- FY2003 Capital Fund Program Annual Statement **nc018a02.doc**
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- FY2003 Capital Fund Program 5 Year Action Plan **nc018a03.doc**
- Project Based Voucher Program **nc018a04.doc**
- Home Ownership Capacity Statement **nc018a05.doc**

- Resident Advisory Board Members
 Other (List below, providing each attachment name)

nc018a06.doc

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 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include 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 include the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of a 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
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program	Annual Plan: Safety and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	RASS Follow-up Plan	
X	Voluntary Conversion	Annual Plan: Conversion of Public Housing to Tenant Based Assistance

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3130	3	4	5	3	2	3
Income > 30% but <= 50% of AMI	1862	3	4	5	3	2	3
Income > 50% but < 80% of AMI	933	3	4	5	3	2	3
Elderly	13	3	3	4	5	3	3
Families with Disabilities	42	3	3	4	5	3	3
Caucasian		2990	4	4	3	3	3
Black		2553	4	4	3	3	3
Hispanic/Other		382	4	4	3	3	3

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

Consolidated Plan of the Jurisdiction/s
Indicate year:

- U.S.Censusdata: theComprehensiveHousingAffordabilityStrategy(“CHAS”) dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Other sources:(listandindicateyearofinformation)
January2000TaxCreditApplicationMarketStudy

**B. HousingNeedsofFamiliesonthePublicHousingandSection8
Tenant-BasedAssistanceWaitingLists**

StatethehousingneedsofthefamiliesonthePHA’swai tinglist/s .Completeonetableforeachtypeof
PHA-widwaitinglistadministeredbythePHA. PHAsmayprovideseperatetablesforsite -basedor
 sub-jurisdictionalpublichousingwaitinglistsattheiroption.

HousingNeedsofFamiliesontheWaitingL ist			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/sub -jurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	346		138
Extremelylow income<=30%AMI	346	99.71	
Verylowincome (>30%but<=50%AMI)	1	.28	
Lowincome (>50%but<80%AMI)	0	0	
Familieswith children	173	50	
Elderlyfamilies	20	.28	
Familieswith Disabilities	107	5.78	
Caucasian	84	24.28	
Black	240	69.36	
NativeAmerican	21	6.07	
Hispanic	1	.29	
Characteristicsby BedroomSize (PublicHousing)			

Housing Needs of Families on the Waiting List			
Only)			
1BR	171	49.42	23
2BR	104	30.06	60
3BR	70	20.23	48
4BR	1	.29	6
5BR	0	0	0
5+BR	0	0	0
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	245		96
Extremely low income <= 30% AMI	238	91.14	
Very low income (> 30% but <= 50% AMI)	7	2.86	
Low income (> 50% but < 80% AMI)	0	0	
Families with children	106	43.26	
Elderly families	14	5.71	
Families with Disabilities	56	22.85	
Black	202	81.63	
White	29	11.84	
Native American	13	5.31	
Asian	1	.41	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	123	50.20	19
2BR	70	28.57	25
3BR	41	16.73	43
4BR	2	.82	3

Housing Needs of Families on the Waiting List			
5BR	0	0	1
5+BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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 2003 grants) (PHA FYE 06/30/04)		
a) Public Housing Operating Fund	1,155,000.00	
b) Public Housing Capital Fund	800,000.00	
c) HOPEVI Revitalization	0	
d) HOPEVI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,000,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	535,000.00	Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Excess Utilities	35,400.00	Operations/Utility cost
5. Non -federal sources (list below)		
Total resources	3,552,147.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) *At initial application and if application is over 90 days, reverify at time of unit availability or if applicant reports a change.*

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)WaitingListOrganization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

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

Deconcentration

Development Number	Average Income
NC018-001	\$5466
NC018-002	\$5424
NC018-003	\$4864
NC018-004	\$6456
NC018-005	\$5202
NC018-006	\$7100
NC018-008	\$7344
NC018-009	\$6480
NC018-010	\$6056
NC018-011	FSS Dev (\$12990)

Average Income all Developments: \$6,508
 85% of Average: \$5,531
 115% of Average: \$7,484

The Laurinburg Housing Authority has nine (9) developments that are traditional apartment complex units. One development is single -family houses located on twenty different sites scattered throughout the city of Laurinburg. Of these developments five (5) are old and functionally obsolete even though the buildings are in good repair. The period of time in which we were required to implement Federal Preferences we saw the income mix in all sites disappear. As we housed the poorest of the poor our neighborhoods changed and became very concentrated with the lowest incomes. With the implementation of the Quality Housing and Work Responsibility Act of 1998 our agency amended its policies and procedures to comply with the new law. One of the provisions we were eager to implement was the Deconcentration Requirement, and in 1999 we amended our policy to encourage those with higher incomes (working families) to move to our units.

Since that time we have had some marginal success. Our newer developments (in more desirable neighborhoods) have become more income -mixed with more working families. However, the average

income in all areas is well below thirty percent (30%) of median income and we continue to have units that fall outside the Established Income Range (EIR) and believe that there is justification for this situation.

NC-18-001, 003 and 005 are contiguous developments known as McIntosh Apartments. These sites were developed under three (3) development programs between 1952 and 1962. Thirty (30) of the units are fifty (50) years old and all are built by the same floor plan and design. No one outside the Housing Authority is aware that the three (3) developments are not one single development. All units are functionally obsolete although the units are structurally sound. In addition to the units, which are less appealing to the higher renter, there is a declining neighborhood around the development. Fifty (50) years ago this was a middle class neighborhood with stores, single-family homes and economic growth, but today it is an area of abandoned buildings, little business activity, and increased crime. We have targeted our oldest units for upgrade to attract higher-income residents, however the location cannot be changed. We will continue our efforts to mix the incomes in this neighborhood using our Deconcentration Policy but expect marginal success.

NC-18-002, known as Duncan Smith Apartments is located one block east of the McIntosh Development. This development is below the EIR by only four dollars (\$107.00). The units were built in 1952 and are fifty (50) years old. As with the McIntosh Development the units are obsolete in design and amenities but are structurally sound and in good repair. The Duncan Smith Development is surrounded by the same declined neighborhood as the McIntosh Developments. We will continue to strive for income mix but expect to continue to have marginal success.

NC-006, known as Washington Park Apartments, is over the EIR but this is not due to a high number of working families living in the development. Built in 1962, Washington Park has a large number of large family units. Of its fifty-three (53) units, twenty-four (24) are three (3) bedroom units, six (6) are four (4) bedroom and four (4) are five (5) bedroom units. These large families are eligible for significantly more assistance payments, which raises the average compared to units with a smaller family size mix.

NC18-011 was an acquisition in 1991. We purchased twenty single-family homes to be used for Family Self-Sufficiency (FSS). These units are located on twenty separate lots and are spread over the city with no more than two units adjacent to each other. We have not used the data for this development in our deconcentration calculation. The average income in these units is higher than the EIR average due to the fact that all households are employed. Occupancy in these units is by families actively participating in the FSS Program and moving to home ownership. Occupancy in these houses is training for home ownership.

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the result 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:
(See above)

g. Based on the results of the required analysis, in which developments will the PHA make special effort 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) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

If the applicant is making a "good faith effort" to locate housing or if lease approval is pending.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

4. Date and Time

Former Federal preferences

- 2. Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

Homelessness
Highrentburden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 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)
- 3 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 plan 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 (*Previous Plan Submission*)
- The PHA requests approval for this preference through this PHA Plan

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices

- Other(listbelow)
*ContactwiththeDepartmentofSocialServicesandotherserviceproviders
andflyersatstr ategiclocations .*

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

DescribethePHA's incomebasedrentsettingpolicy/iesforpublichousingusing,includingdiscretionary (thatis,notrequiredbystatuteorregulation)incomedisregardsandexclusions,intheappropriatespaces below.

a.Useofdiscretionarypolicies:(selectone)

- ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincome -based rentinpublichousing.Income -basedrentsaresetatthehigherof30%of adjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfarerent,or minimumrent(lessHUDmandatorydeductionsandexclusions).(Ifselected, skiptosub -component(2))

---or---

- ThePHAemploysdiscretionarypoliciesfordeterminingincome -basedrent(If selected,continuetquestionb.)

b.MinimumR ent

1.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

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

2. Yes No:HassthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?

3.If yestoquestion2,listthesepoliciesbelow :

c. Rentssetatlessthan30%thanadjustedincome

1. Yes No:DoesthePHAplantocharge rentsatafixedamountor percentagelessthan30% ofadjustedincome?

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
Family compensation change (add or remove persons from lease)

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.)

- This section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Market Study as part of a proposed Tax Credit Development

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)
- NOTE: A non-poverty census tract is set at 110% of FMR to allow access to voucher holders.*

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 (*in non-poverty census areas*)
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)
- Market study of rental market*

(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 Exempt (High Performer)

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	492	96
Section 8 Vouchers	380	95
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	100 WTW 50 FUP	30 WTW 13 FUP
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs (list individually)	0	0

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)

1. *Public Housing Admissions and Continued Occupancy (includes Grievance*

- Procedures)*
- 2. *Procurement Policy*
- 3. *Maintenance Plan (includes pest control under contract with licensed pest control company)*
- 4. *Lease*

(2) Section 8 Management: (list below)

- 1. *Section 8 Administrative Plan (includes FSS Plan)*
- 2. *Section 8 Homeownership Program Plan*

6. PHA Grievance Procedures Exempt (High Performer)

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub -component 6A.

A. Public Housing

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

If yes, list addition to federal requirements below:

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

- PHA main administrative office (*only of fice*)
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicant 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 24 CFR 982?

If yes, list addition to federal requirements below w:

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 (*only office*)
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *nc18a02.doc*

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment *nc018a03.doc*

-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 there)

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

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

- Yes No: a) Has the PHA received a 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 Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a 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: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof1937 (42U.S.C.1437p))intheplanFiscalYear?(If“No”,skipto component9;if“yes”,completeoneactivitydescriptionforeach development.)

2. ActivityDescription

Yes No: HasthePHAprovidedtheactivitiesdescriptioninfor mationinthe **optional**PublicHousingAssetManagementTable?(If“yes”,skip tocomponent9.If“No”,completetheActivityDescriptiontable below.)

Demolition/DispositionActivityDescription	
1a. Developmentname:	
1b. Development(project)number:	
2. Activitytype: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4. Dateapplicationapprov ed,submitted,orplannedforsubmission: <u>(DD/MM/YY)</u>	
5. Numberofunitsaffected:	
6. Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7. Timelineforactivity: a. Act ualorprojectedstartdateofactivity: b. Projectedenddateofactivity:	

9. DesignationofPublicHousingforOccupancybyElderlyFamiliesor FamilieswithDisabilitiesorElderlyFamiliesandFamilieswith Disabilities

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: HasthePHAdesignatedorappliedforapprovaltodesignateor doesthePHAplantoapplytodesignateanypublic ousingfor occupancyonlybytheelderlyfamiliesoronlybyfamilieswith

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: (DD/MM/YY)	
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 fact ion (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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

NOTE: Streamlined Plan

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 under way
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent

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

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 *Exempt (High Performer)*

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

Exempt (High Performer)

[24CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 09/10/97

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

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

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

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

Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", 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/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Section 8 - FSS	119	Waiting list	Main office (only office)	Section 8
Section 8 WTOW	100	Specific criteria	Main office	Section 8
Family Unification	50	Specific criteria	Main office	Section 8
Section 8 - Homeownership	5	Specific criteria	Main office	Section 8
PHA FSS	20	Waiting list	Main office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 03/31/03)
Public Housing	0	25
Section 8	118	112

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 plans 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 eU.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 training staff to carry out those policies

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

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

13. PHA Safety and Crime Prevention Measures

Exempt (High Performer)

[24CFR Part 903.79(m)]

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

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

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

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

2. What information or data did the PHA use to determine the need for PHA 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 anticrime/antidrug programs
- Other (describe below)

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

*Older developments with surrounding declining neighborhoods
NC18 -001,002,003,004,005, and 006.*

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 (*Paid for with non -HUD funds*)
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

All developments

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)

All developments

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

NOTE: PHDEP Program discontinued by HUD

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 Exempt (High Performer)

[24CFR Part 903.79(q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

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

- Attached as a 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.)

NOTE: Resident board member appointed by the Mayor. Current resident board member is Iris Lockhart. Term expires: June 2007.

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

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)

3. 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.

Attachments

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

APPENDIX "F"

POLICY FOR DECONCENTRATION OF POVERTY AND INCOME TARGETING

In accordance with the Quality Housing and Work Responsibility Act and the Federal Register Volume 64, No. 32, published February 18, 1999, the Housing Authority implements the following actions to achieve deconcentration and income targeting.

1. INCOME TARGETING

Effective 4/1/99, a minimum of 40% of all new admissions to public housing during each Fiscal Year shall have or be below thirty percent (30%) of median income as defined by income limits established by the U. S. Department of Housing and Urban Development (HUD) and published in the Federal Register.

2. DECONCENTRATION OF POVERTY

Beyond the forty percent (40%) target for extremely low income tenants, the Authority will deconcentrate poverty in its developments to the greatest extent possible. In order to deconcentrate poverty and facilitate mixed income communities, the following actions shall be taken:

1. DETERMINATION OF POVERTY

Semi-annually the Authority shall review the income distribution of residents in each development to determine the relative concentration of poverty. A comparison of the relative tenants income within the tenant population of each development will be performed to determine the percentage of extremely low income residents.

2. DECONCENTRATION OF POVERTY

1. A preference for admission will be granted to Applicants with earned income.
2. As vacancies occur, and if an appropriate bedroom size dwelling unit is available, Applicants with higher incomes will be offered a dwelling unit on a site with lower income tenants.
3. As vacancies occur, and if an appropriate bedroom size dwelling unit is available, Applicants with lower incomes will be offered a dwelling unit on a site with higher income tenants.
4. No Applicant will be denied admission to housing based solely on his/her rejection of the dwelling unit offered to achieve deconcentration of poverty.

NOTE: Deconcentration efforts shall not result in fewer than forty percent (40%) of new admissions being applicants at or below thirty percent (30%) of median income.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the Town of Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19P01850100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	87,000.00	77,000.00	77,000.00	24,859.57
3	1408 Management Improvements				
4	1410 Administration	87,000.00	87,000.00	87,000.00	87,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000.00	70,000.00	70,000.00	8,225.00
8	1440 Site Acquisition				
9	1450 Site Improvement	125,000.00	0		
10	1460 Dwelling Structures	472,187.00	557,187.00	557,187.00	9,836.45
11	1465.1 Dwelling Equipment — Nonexpendable	30,000.00	20,000.00	20,000.00	6,947.34
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	60,000.00	60,000.00	3,546.12
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				

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 Town of Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19P01850100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	871,187.00	871,187.00	871,187.00	140,414.48
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 Town of Laurinburg			Grant Type and Number Capital Fund Program Grant No: NC19P01850100 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	
18-9	Begin Central Heat and A/C	1450		125,000.00	0	0	0	
18-4 & 18 -6	Begin Central Heat and A/C Combine 2 year funding	1460		0	422,187.00	422,187.00		
18-4, 18 -6 & 18-9	Roofing	1460		0	135,000.00	135,000.00	9,836.45	
PHA Wide	Complete Office Expansion/Construction Of Meeting Room (Original budget showed Incorrect BL revised Acct. # and Amount)	1470		375,000.00	0	0		
18-8	Closet Door Replacement	1460		97,187.00	0	0		
PHA Wide	Office Furniture and Equipment for New Meeting Room and Offices	1475		0	60,000.00	60,000.00	3,546.12	
PHA Wide	Replace Appliances	1465.1		30,000.00	20,000.00	20,000.00	6,947.34	

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 Town of Laurinburg	Grant Type and Number Capital Fund Program No: NC19P01850100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHAWide -Office Expansion	6/30/03	6/30/02		6/30/04	6/30/03		
18-4&18 -6 Begin Heat&A/C	6/30/03	9/30/02		6/30/04	12/31/03		
18-9 Roofing		9/30/02			6/30/04		
Fees&Costs		9/30/02			6/30/04		

CAPITAL FUND PROGRAM TABLES START HERE

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 Town of Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19P01850101 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY2001	
<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: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	88,895		88,895.00	13,456.05
3	1408 Management Improvements				
4	1410 Administration	88,895		88,895.00	81,158.76
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000		10,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	651,166		100,000.00	
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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 Town of Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19P01850101 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY2001	
<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: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	888,956		287,790.00	94,614.81
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 Town of Laurinburg			Grant Type and Number Capital Fund Program Grant No: NC19P01850101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2001		
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	
HA Wide	10% Allowable to cover operations	1400		88,895		88,895	13,456.05	
HA Wide	10% Allowable for Administration of the Capital Fund Program	1410		88,895		88,895	81,158.76	
HA Wide	Architect fees and cost associated with plans and specifications	1430		10,000		10,000		
NC18-4&18 -6	Complete Central Heat and Air Conditioning in 75 Units.	1460		110,313		100,000		
NC18-1,18 -2,18 - 3 and 18 -5	Begin Central Heat and Air Conditioning in 125 Units	1460		540,853				
NC018-001 NC018-002 NC018-003 NC018-004	Architect fees and related fees for installation of heating and air conditioning	1430		50,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the Town of Laurinburg		Grant Type and Number Capital Fund Program No: NC19P01850101 Replacement Housing Factor No:				Federal FY of Grant: FFY2001	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	06/2004			06/2005			
NC18-4&18 -6 Complete Heat&A/C	12/2002			6/2003	12/2003		Architect delaying getting contract bid
NC18-1, 18 -2, 18 -3 and 18-5 Begin Heat&A/C	9/2003			9/2004			

CAPITAL FUND PROGRAM TABLES START HERE

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 Town of Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19P01850102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<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: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	84,567.00			
3	1408 Management Improvements				
4	1410 Administration	84,567.00		84,567.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	571,541.00			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000.00		5,000.00	
12	1470 Non Dwelling Structures	25,000.00		25,000.00	
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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 Town of Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19P01850102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<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: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 -20)	845,675.00		114,567.00	0
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 Town of Laurinburg			Grant Type and Number Capital Fund Program Grant No: NC19P01850102 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	
PHAWide	Operations	1406		84,567.00				
PHAWide	Administration	1410		84,567.00		84,567.00		
PHAWide	Architect Fees	1430		50,000.00				
PHAWide	Dwelling Equipment Replacement 40 Refrigerators x \$400.00 40 Ranges x \$350.00	1465-1		30,000.00		5,000.00		
NC18-1,2,3,&5	Complete Installation of Heat & A/C	1460		271,647.00				
18-4&18 -6	Begin Exterior Renovation & Window Replacement	1460		299,894.00				
Warehouse	Renovate Maintenance Warehouse	1470		25,000.00		25,000.00		
	Totals			845,675.00		114,567.00	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program No: NC19P01850102 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	
NC18-1,2,3,&5 Complete Heat & A/C	6/2003			6/2004			
NC18-4&6 Begin Exterior Renovation & window Replacement	6/2004			6/2006			
Renovate Maintenance Warehouse	6/2004			6/2006			

CAPITAL FUND PROGRAM TABLES START HERE

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 Town of Laurinburg		Grant Type and Number Capital Fund Program Grant No: Not Yet Known Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	384,000.00			
3	1408 Management Improvements				
4	1410 Administration	84,567.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	87,000.00			
10	1460 Dwelling Structures	207,608.00			
11	1465.1 Dwelling Equipment — Nonexpendable	22,500.00			
12	1470 Non Dwelling Structures	25,000.00			
13	1475 Non Dwelling Equipment	30,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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 Town of Laurinburg		Grant Type and Number Capital Fund Program Grant No: Not Yet Known Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	845,675.00			
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 Town of Laurinburg			Grant Type and Number Capital Fund Program Grant No: Not Yet Known Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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	
PHAWide	To cover shortfall in operating subsidy of 30%	1406		384,000.00				
PHAWide	Administration	1410		84,567.00				
PHAWide	Architect Fees	1430		5,000.00				
PHAWide	Dwelling Equipment Replacement	1465-1		22,500.00				
	30 Refrigerators x \$400							
	30 Ranges x \$350							
NC18-1,2,3,&5	Roofing NC181,2,3,4,5	1460		165,000.00				
NC18-8-1	Ramp installation all units	1460		42,608.00				
NC18-8-1	Upgrade Computer and purchase of new Rent Calculation/50058 Transmission Software	1475		30,000.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the Town of Laurinburg		Grant Type and Number Capital Fund Program No: Not Yet Known Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC18-1,2,3,&5 Complete Heat & A/C	6/2005			6/2007			
NC18-4&6 Begin Exterior Renovation & window Replacement	6/2005			6/2007			
Renovate Maintenance Warehouse	6/2005			6/2007			

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHANameHousingAuthorityoftheTown ofLaurinburg		<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year1 2003	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear5 FFYGrant:2007 PHAFY:2007
	Annual Statement				
PHAWide		533,500	463,500	373,500	458,500
NC018-001 McIntoshApts.		54,000	53,000	18,000	
NC018-002 DuncanSmithApts.		130,500	191,000	25,500	65,000
NC018-003 McIntoshApts.		54,000	53,000	18,000	
NC018-004 WashingtonParkApts.				52,000	
NC018-005 McIntoshApts.		41,000	35,000	12,000	
NC018-006 WashingtonParkApts.		32,000		120,300	
NC018-008-1 WoodlawnApts.					
NC018-008-2 OakdaleApts.				67,800	55,200
NC018-008-3 MorrisApts.				109,900	88,800
NC018-009 SouthmoreApts				48,000	
NC018-010 CarolinaParkApts.			29,500		102,000
NC018-011 NameUnknown			20,000		75,500
TotalCFPFunds(Est.)		845,000	845,000	845,000	
TotalReplacement HousingFactorFunds					

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

Activities for Year 1 2003	Activities for Year: <u>2004</u> FFY Grant: PHAFY: 2004			Activities for Year: <u>2005</u> FFY Grant: PHAFY: 2005		
	<u>PHAWide</u>			<u>PHAWide</u>		
	Administration and Cost for MOD Program		84,500	Administration and Cost for MOD Program		84,500
	Reserve 10% overall for operations		84,500	Reserve 10% overall for operations		84,500
	Management Improvements		84,500	Management Improvements		84,500
	Appliance Replacement		30,000	Appliance Replacement		30,000
	Landscaping/Fencing/Curb Appeal		180,000	Landscaping/Fencing/Walkway Repair/Curb Appeal		120,000
	Maintenance Equipment		50,000	Maintenance Equipment		30,000
	Computer Upgrades		20,000	Computer Upgrade/Expansion		30,000
	NC018-1			NC018-001		
	Replace 5 Sets of Kitchen Cabinets		15,000	Exterior Renovations/Soffit Repairs		48,000
	Install Shades		6,000	Fees & Costs		5,000
	Replace Entry Doors & Security Screens		33,000			
	NC018-2			NC018-002		
	Replace Entry Doors & Security Screens		49,500	Exterior Renovations		75,000
	Install Shades		8,800	Fees & Costs		6,000
	Roofing Replacement (Complete from 2003)		72,200	Bath Renovations		110,000
	NC018-3			NC018-003		
	Replace 5 Sets of Kitchen Cabinets		15,000	Exterior Renovations		48,000
	Install Shades		6,000	Fees & Costs		5,000
	Replace Entry Doors and Security Screens		33,000			
	NC018-5			NC018-005		
	Replace 5 Sets of Kitchen Cabinets		15,000	Exterior Renovations		32,000
	Install Shades		4,000	Fees & Costs		3,000
	Replace Entry Doors & Security Screens		22,000			
	NC018-6			NC018-010		
	Tile open ditch at Back of Property		32,000	Exterior Renovations		26,500
				Fees & Costs		3,000
				NC018-011		
				Pave Unpaved Driveways		20,000

CapitalFundProgramFive -YearActionPlan						
PartII:SupportingPages —WorkActivities						
Activities for Year1 2003	ActivitiesforYear: <u>2006</u> FFYGrant: PHAFY:2006			ActivitiesforYear: <u>2007</u> FFYGrant: PHAFY:2007		
	<u>PHAWide</u>			<u>PHAWide</u>		
	AdministrationandCostforMODProgram		84,500	AdministrationandCostforMODProgram		84,500
	Reserve10%overallforoperations		84,500	Reserve10%overallforoperations		84,500
	ManagementImprovements		84,500	ManagementImprovements		84,500
	ApplianceReplacement		25,000	ApplianceReplacement		30,000
	ComputerEquipment		30,000	ComputerEquipment		25,000
	MaintenanceEquipment		35,000	MaintenanceEquipment		30,000
	LandscapingLHAWide		30,000	LandscapingLHAWide		120,000
	NC018-001			NC018-002		
	ReplaceMailBoxClusters		3,000	BathRenovations		65,000
	InstallTrashCanPads		15,000			
	NC018-002			NC018-008-2		
	ReplaceMailBoxClusters		3, 000	InstallRampsatallonebedroomunits		9,200
	InstallTrashCanPads		22,500	InstallTrashCanPads&Walks		46,000
	NC018-003			NC018-008-3		
	ReplaceMailBoxClusters		3,000	InstallRampsatallonebedroomunits		14,800
	InstallTrashCanPads		15,000	InstallTrashCan PadsandWalks		74,000
	NC018-004			NC18-010		
	ExteriorRenovations		35,000	ReplaceRoofing		70,000
	Fees&Costs		3,000	InstallTrashCanPads&Walks		32,000
	ReplaceMailBoxClusters		3,000			
	InstallTrashCanPads		11,000			
	NC018-005			NC18-011		
	ReplaceMailB oxClusters		2,000	Heating&AirReplacement		75,500
	InstallTrashCanPads		10,000			
	NC018-006					
	ExteriorRenovations		84,800			
	Fees&Costs		6,000			
	ReplaceMailBoxClusters		3,000			
	InstallTrashCanPads		26,500			
	NC018-008-2					
	ReplaceMailBox Clusters		3,000			
	ReplaceRoofing		64,800			

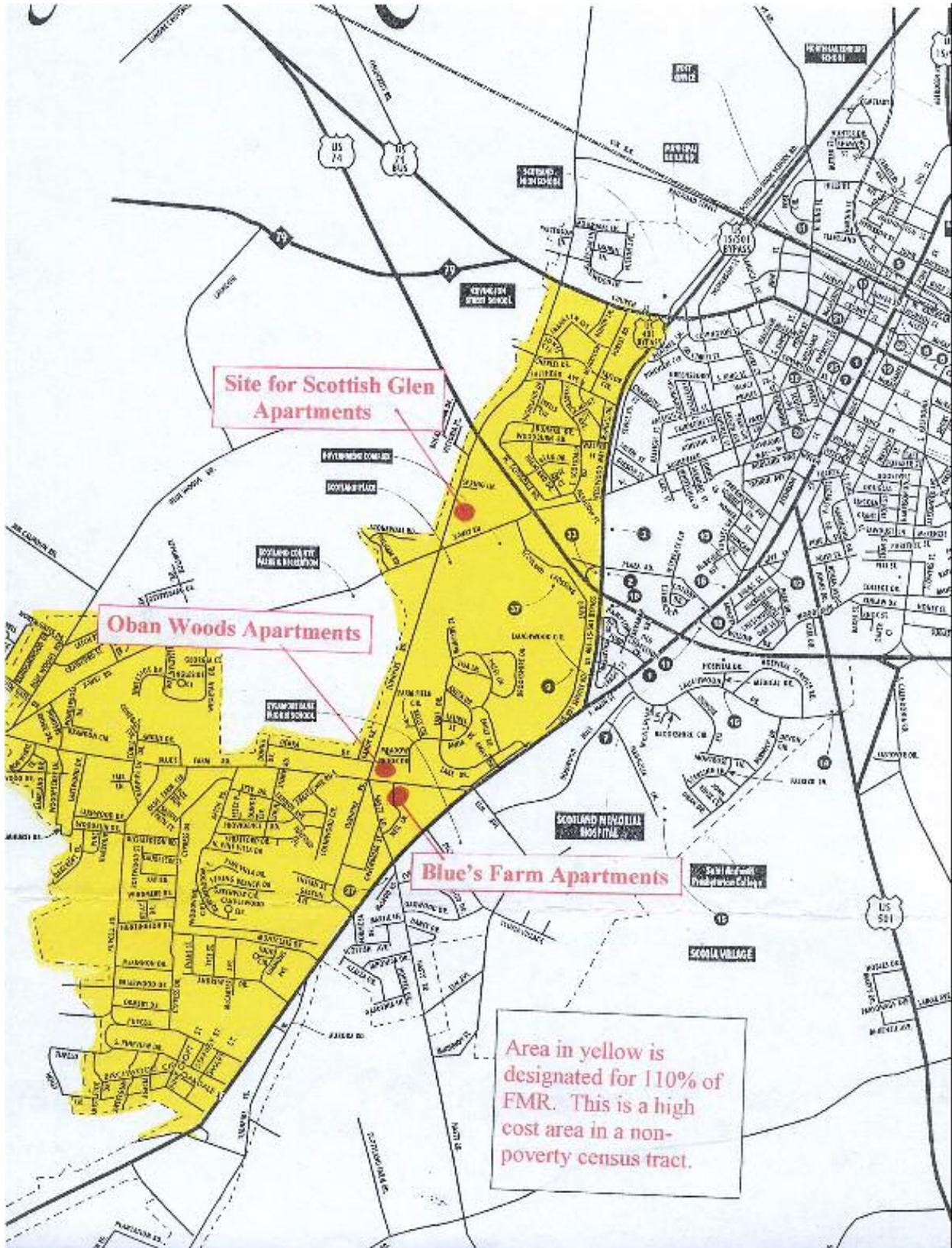
CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1 2003	ActivitiesforYear: <u>2006</u> FFYGrant: PHAFY:2006			ActivitiesforYear: <u>2007</u> FFYGrant: PHAFY:2007		
	NC018-008-3 ReplaceMailBoxClusters ReplaceRoofing		3,000 106,900			
	NC018-009 InstallRampsatoneBedroomUnits(36Sites) Fees&Costs		45,000 3,000			

Statement Regarding Project -Based Vouchers: Brief statement indicating the projected number of units and general locations as well as how such action is consistent with the PHA Plan

The Laurinburg Housing Authority has submitted for approval and has received approval from HUD to project -base Section 8 assistance for 40 units of multi -family housing at Scottish Glen Apartments in the western section of Laurinburg, Census Tract 101 (*see attached map for location*). The 40 units at Scottish Glen consist of twenty-four (24) two -bedroom units and sixteen (16) three -bedroom units. There are ten (10) fully accessible units available for mobility impaired. The contract rents will be \$334.00 for the two -bedroom units and \$449.00 for the three-bedroom units.

Project basing of the units in this location is in harmony with the North Carolina Consolidated Plan as it produces affordable housing in an area of non -poverty. The area in which Scottish Glen is located has been designated for rents at 110% of the FMR payment standard. Due to high cost in this desirable area, access to low -income families is limited. By adding the construction of affordable Tax -credit units, housing choices are increased for low -income families. Without the production of affordable project -based units in this non -poverty area of town, the rents charged limited access to low -income families.



Section 8 Homeownership Capacity Statement

The Laurinburg Housing Authority has the capacity to operate a Section 8 Homeownership program. For the past 13 years we have had a successful Family Self-Sufficiency program and have operated a successful Section 8 Rental Assistance program since 1984. We are also operating a special program which includes Family Unification and Welfare-to-Work. We have a SEMAP score of 100. Our lease-up rates are considerably above 97%.

In addition, we have two certified housing counselors on staff and are designated as a HUD Certified Housing Counseling Agency. The staff is well equipped to deal with a Section 8 Homeownership program. In the Laurinburg Housing Authority Board of Commissioners passed a resolution authorizing and establishing a Section 8 Homeownership program (*see attached document*).

**HOUSING AUTHORITY OF THE TOWN OF LAURINBURG
RESOLUTION ESTABLISHING A SECTION 8 HOMEOWNERSHIP PROGRAM
AND
AMENDMENT OF THE SECTION 8 ADMINISTRATIVE PLAN**

WHEREAS; the Board of Commissioners of the Housing Authority of the Town of Laurinburg has established the expansion of housing choice, family self-sufficiency and upward mobility as part of the mission of the Housing Authority of the Town of Laurinburg; and

WHEREAS; the Authority has operated a successful Family Self-Sufficiency Program since 1991 with twenty-seven (27) graduates of that program, many of whom have become homeowners; and

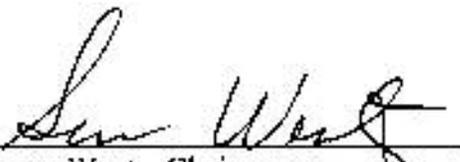
WHEREAS; the Board of Commissioners desire to assist the maximum number of program participants to achieve homeownership; and

WHEREAS; HUD has established guidelines for utilizing the Section 8 Program to assist with homeownership for eligible participants.

The Board of Commissioners does hereby authorize the establishment of a Section 8 Homeownership Program and the Amendment of the Section 8 Administrative Plan to administer the Section 8 Homeownership Program.

Further the Board Certifies that the Housing Authority of the Town of Laurinburg has the capacity to establish and operate the Section 8 Homeownership Program and that the requirements of 24 CFR Parts 5, 903 and 982, Section 8 Homeownership Program; Final Rule published September 12, 2000 will be met. More specifically the Authority will:

- Establish a minimum homeowner down payment requirement of at least 3 percent (3%) of the purchase price for participation in its Section 8 Homeownership Program, and require that at least one percent (1%) of the purchase price come from the family's personal resources; and
- Require that financing for purchase of a home under its Section 8 Homeownership Program 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; or
- Otherwise demonstrate in its Annual Plan that it has the capacity, or will acquire the capacity, to successfully operate a Section 8 Homeownership Program.



Susan Wentz, Chairperson

MembershipoftheResidentAdvisoryBoard

MarieWilliams
207PhritzStreet
Laurinburg,NC28352

TeresaThomas
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LaurelHill,NC28351

BeverlyCraig
1416HickoryStreet
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ShirleyJones
309HoodDrive
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TawandaDeese
1539OakStreet
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