

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

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

PHA Plan Agency Identification

PHAName: Wadesboro Housing Authority

PHANumber: NC050

PHAFiscalYearBeginning: 01/01/2003

PHA Plan Contact Information:

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Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered :

Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 20

[24CFR Part 903.7]

i. Table of Contents

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

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ii. Executive Summary

[24CFR Part 903.79(r)]

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

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

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

There are no Policy or Program Changes anticipated for Wadesboro Housing Authority in 2003

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$288,200.00

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

A. 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 24CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified).)

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

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

- Establishing a minimum home owner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24CFR Part 903.79(r)]

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

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

2. If yes, the comments are Attached at Attachment (Filename)

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

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes No: below

Yes No: at the end of the RAB Comments in Attachment _____.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment _____.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to

meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

C. Criteria for Substantial Deviation and Significant Amendments

2. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

B. Significant Amendment or Modification to the Annual Plan:

Attachment A
Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

X	Section 8 rent determination (payment standard) policies 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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing \clubsuit_{504} of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program: NC19P050-501-00 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
Original Annual Statement Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report		Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,845.00	25,325.00	25,325.00	22,782.00
8	1440 Site Acquisition	6,200.00	0.00		
9	1450 Site Improvement	234,750.00	144,000.00	144,000.00	0.00
10	1460 Dwelling Structures	65,050.00	147,750.00	146,462.85	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	0.00	25,000.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	342,075.00	342,075.00	315,787.85	22,782.00
21	Amount of line 20 Related to LBP Activities				

22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	0.00	147,750.00	146,462.85	0.00

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Wadesboro Housing Authority			Grant Type and Number Capital Fund Program#: NC19050-501-00 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC050-001	Replace HA owned gas system	1450	100	0.00	144,000.00	144,000.00	0.00	
NC050-003	Install energy efficient windows	1460	45	0.00	147,750.00	146,462.85	0.00	
HA Wide	Purchase new car for HA use	1475	1	0.00	25,000.00	0.00	0.00	
HA Wide	Fees & Costs	1430.1	LS	0.00	23,325.00	23,325.00	19,515.75	
HA Wide	CFP Consulting Fee	1430.2	LS	0.00	2,000.00	2,000.00	2,000.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19P050-501-00 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC50-1	09/30/2002			09/30/2003			
NC50-3	09/30/2002			09/30/2003			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program: NC19P050-501-01 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
Original Annual Statement Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report		Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	7,043.00	7,043.00	0.00	0.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,000.00	29,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	130,000.00	54,500.00	41,955.00	0.00
10	1460 Dwelling Structures	183,000.00	250,500.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0.00	8,000.00	0.00	0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	349,043.00	349,043.00	41,955.00	0.00
21	Amount of line 20 Related to LBP Activities				

22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	98,000.00	98,000.00	0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19P050-501-01 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC50-1	Replace gas distribution system	1450	100	130,000.00	41,955.00	41,955.00	0.00	
	Address & Correct erosion	1450	LS	0.00	4,000.00	0.00	0.00	
	Replace gas piping in crawl spaces	1460	10	0.00	8,000.00	0.00	0.00	
	Replace thermostats with 75 degree type	1460	100	0.00	5,000.00	0.00	0.00	
NC50-3	Correct erosion	1450	LS	0.00	4,545.0	0.00	0.00	
	Complete installation of new windows	1460	35	183,000.00	98,500.00	0.00	0.00	
	New water heaters, drain pans, vent pipes and pressure relief lines to 16 upstairs units	1460	16	0.00	10,500.00	0.00	0.00	
	Install new front & rear heavy duty screen doors with security screens	1460	118	0.00	31,500.00	0.00	0.00	
	Clean, prime and paint all exterior metal surfaces	1460	75	0.00	53,500.00	0.00	0.00	
	Replace existing thermostats with 75 degree type	1460	75	0.00	4,875.00	0.00	0.00	
	Replace exterior doors and frames on utility room	1460	33	0.00	13,200.00	0.00	0.00	
	Replace kitchen cabinets, countertops, sinks and faucets. Work will continue with FFY 2002 funds	1460	8	0.00	25,425.00	0.00	0.00	

	Remove and replace existing shed roof on the storage area by office	1470	LS	0.00	8,000.00	0.00	0.00	
HAWide	A&E Fees	1430.1	LS	25,050.00	25,050.00	0.00	0.00	
	Sundry Planning Costs	1430.19	LS	1,950.00	1,950.00	0.00	0.00	
	CFP Consulting Fees	1430.2	LS	2,000.00	2,000.00	0.00	0.00	
Operations	Provide funds for HAWide Operations	1406	LS	7043.00	7,043.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19P050-501-01 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC50-1	06/30/2003			06/30/2005			
NC50-3	06/30/2003			06/30/2005			
HA Wide	06/30/2003			06/30/2005			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program: NC19P050-501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)	
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				

2	1406Operations	7,800.00	7,800.00	0.00	0.00
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415liquidatedDamages				
7	1430FeesandCosts	22,000.00	22,000.00	0.00	0.00
8	1440SiteAcquisition				
9	1450SiteImprovement	42,000.00	42,000.00	0.00	0.00
10	1460DwellingStructures	190,186.00	190,186.00	0.00	0.00
11	1465.1DwellingEquipment—Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1498ModUsedforDevelopment				
19	1502Contingency				
20	AmountofAnnualGrant:(sumoflines2-19)	261,986.00	261,986.00	0.00	0.00
21	Amountofline20RelatedtoLBPActivities				
22	Amountofline20RelatedtoSection504Compliance				
23	Amountofline20RelatedtoSecurity	0.00	42,000.00	0.00	0.00
24	Amountofline20RelatedtoEnergyConservationMeasures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19P050-501-02 Capital Fund Program Replacement Housing Factor#:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC50-3	Finish replacing kitchen cabinets	1460	67	190,186.00	190,186.00	0.00	0.00	
	Install Security Fence on wooded sides of complex	1450	LS	42,000.00	42,000.00	0.00	0.00	
HA Wide	Provide funding for HA operations	1406	LS	7,800.00	7,800.00	0.00	0.00	
	Planning fees and costs	1430	LS	22,000.00	22,000.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule						
PHAName: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19P050-501-02 Capital Fund Program Replacement Housing Factor#:			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	
NC050-003	06/30/2004			06/30/2006		
HA Wide	06/30/2004			06/30/2006		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program: NC19P050-501-03 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				

2	1406Operations	14,410.00		0.00	0.00
3	1408ManagementImprovements	30,000.00		0.00	0.00
4	1410Administration				
5	1411Audit				
6	1415liquidatedDamages				
7	1430FeesandCosts	22,000.00		0.00	0.00
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	221,790.00		0.00	0.00
11	1465.1DwellingEquipment—Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1498ModUsedforDevelopment				
19	1502Contingency				
20	AmountofAnnualGrant:(sumoflines2-19)	288,200		0.00	0.00
21	Amountofline20RelatedtoLBPActivities				
22	Amountofline20RelatedtoSection504Compliance				
23	Amountofline20RelatedtoSecurity				
24	Amountofline20RelatedtoEnergyConservation Measures	221,790.00		0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Wadesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19P050-501-02 Capital Fund Program Replacement Housing Factor#:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC50-3	Replace Heating Systems in Dwelling Units	1460	75	120,000.00		0.00	0.00	
NC50-1	Begin Replacing Heating Systems in Dwelling Units. Finish with 2004 CFP	1460	64	101,790.00		0.00	0.00	
HA Wide	Upgrade Computer System	1408	LS	30,000.00		0.00	0.00	
	Fees & Costs	1430	LS	22,000.00		0.00	0.00	
	Management Operations	1406	LS	14,410.00		0.00	0.	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule		
PHAName: Wadesboro Housing Authority	Grant Type and Number Capital Fund Program#: NC19P050-501-03 Capital Fund Program Replacement Housing Factor#:	Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC50-3	06/30/2004			06/30/2005			
HA Wide	06/30/2004			06/30/2005			

CFP5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
NC050-003	Myrtlewood Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Heating Systems in all Dwelling Units	120,000.00	2003
Replace Kitchen Cabinets in all Dwelling Units	95,000.00	2004
Major Re-Landscaping	140,000.00	2005
Total estimated cost over next 5 years	355,000.00	

CFP5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
NC050-001	No Name	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Heating Systems in all Dwelling Units	220,000.00	2004
Repaint all Dwelling Units	80,000.00	2005
Replace all appliances	120,000.00	2005
Total estimated cost over next 5 years	420,000.00	

CFP5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade Computer System	30,000.00	2003
Replace Office Furniture	25,000.00	2004
Total estimated cost over next 5 years	55,000.00	

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

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

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

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

E. Target Areas

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

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

F. Duration of Program

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

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY1995						
FY1996						
FY1997						
FY1998						
FY1999						

Section 2: PHDEP Plan Goals and Budget**A. PHDEP Plan Summary**

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

B. PHDEP Budget Summary

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

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

C. PHDEP Plan Goals and Activities

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

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

9115-SpecialInitiative						TotalPHDEPFunding:\$	
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9116-GunBuybackTAMatch						TotalPHDEPFunding:\$	
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9120-SecurityPersonnel						TotalPHDEPFunding:\$	
Goal(s)							
Objectives							

Proposed Activities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

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

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

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

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

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

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

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

Required Attachment ___ F ___: Membership of the Resident Advisory Board or Boards

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

Wadesboro Housing Authority does not have, despite multiple attempts to organize one, a Resident Advisory Board. Therefore, by default, all residents are considered members of the Resident Advisory Board.

Attachment G; Deconcentration of Poverty and Income Mixing in Public Housing

Wadesboro Housing Authority currently has a project wide average gross annual income of \$9,278.00. This makes our Established Income Range (EIR) \$7,886.00 to \$10,669.00.

Wadesboro Housing Authority currently operates two housing developments subject to the Deconcentration requirement; NC050-001 and NC050-003.

Average gross family income for NC050-001 is \$9,530.00

Average gross family income for NC050-003 is \$8,927.00

Both fall within the Established Income Range and therefore establish that Wadesboro Housing Authority is not concentrating lower or higher incomes in any of its Conventional Public Housing Projects.

SURVEY; COMMUNICATION

All residents are notified of known utility interruptions in advance. Water, although master metered in Project 50-1 and tenant purchased in Project 50-3, is provided by the Town of Wadesboro. Rarely do we receive advance notice of water line maintenance by the Town that would affect our residents. Most times, water line maintenance is “emergency” type maintenance (main line leaks, line breaks, etc.) and no advance notice can be given. We do advise all residents, in advance, of known maintenance that could affect their particular apartments if we are able to do so. Again, much maintenance in this area is “emergency” type maintenance and advance notice is impossible. All residents are informed of any Modernization activity that affects apartments and advance notice is provided for known activity that could temporarily affect a particular apartment. We will continue to take these steps to keep residents advised of activities we are undertaking that would have a direct or indirect effect on their apartment.

All residents are thoroughly briefed by the Executive Director on their lease and the rules and responsibilities contained therein prior to moving into an apartment. They are constantly asked if they understand or have questions concerning their responsibilities or WHA’s responsibilities. Any new rules or regulations are posted as required prior to adoption and all residents are notified via first class mail of the new rule or regulation and encouraged to provide comments, suggestions, or objections to the proposed change. We will continue to provide this service.

All residents are provided adequate advance notice of any meeting or event. Participation by residents in these meetings is consistently low to non-existent.

Wadesboro Housing Authority has never refused to answer a question or address a concern of a resident. All residents are informed of actions (within limits of privacy) taken to address resident concerns. Sometimes the action taken or answers given are not what the resident wants to hear but it is thoroughly explained to them. We will continue this practice.

All residents are treated professionally and courteously. We pride ourselves with the way we address and treat residents on a day to day basis. However, there are times when a particular resident, after repeated warnings, continues with an activity that is a lease violation or detrimental to the housing community. In cases like this, our demeanor becomes very blunt and direct. If this is perceived as discourteous or disrespectful, so be it. At that point, after repeated warnings, bluntness is required to make the point that we are serious about the issue. We will continue with this practice.

Wadesboro Housing Authority has repeatedly attempted to organize a tenant organization with no success. Our resident Board of Commissioners member contacted every resident personally in an attempt to organize a neighborhood watch and not one resident expressed interest in participating. While we will continue with our attempts to form these valuable organizations, we cannot force residents to do so.

Wadesboro Housing Authority sends every required notice, via pre-paid first class mail, to every resident. We post every item we are required to post and notify every resident, via pre-paid first class mail, of the specifics of the notice in detail and encourage

comments,suggestions,orobjections.Wewillcontinuetodothis.

ATTACHMENTI;FOLLOWUPPLAN,2001RESIDENTSATISFACTION
SURVEY;SAFETY

WadesboroHousingAuthoritycontinuestostrivetomaintaintheapartmentcommunities
inawaytorecreateasafeenvironment.Allexteriorlighting(localutilityprovided,outof
theWHAjurisdiction)ismonitoredandanylighsnotworkingareimmediatelybrought
totheattentionoftheprovidingutility.Parkinglotsareconstantlymonitoredfor
abandonedorjunkedcars.Ownersofsuchvehiclesareidentified(viacooperationwith

local police) and such vehicles are removed if the owner fails to take action.

Wadesboro Housing Authority prides itself in its relation with the local police department. We have a very strong cooperative relationship with each other and make each other aware of problems as soon as they are identified. This level of cooperation has prevented and eliminated many problems before they can become a serious problem or issue. We will continue this level of cooperation.

Wadesboro Housing Authority strongly enforces the "One Strike" policy. Where it is justified and provable, troublemakers are removed. Visitors to the apartment complex who cause trouble are banned, in cooperation with the local police department. We will continue this practice.

Wadesboro Housing Authority quickly responds to known situations that could pose a threat to safety of residents. Lighting has been addressed, there are no known broken locks on any unit, all residents are screened for criminal activity prior to being offered an apartment, vacant units are secured as quickly as we are aware of them. The biggest complaint from the local police department is that they are not called by residents enough, and when they respond, they face little cooperation from residents in addressing particular individuals or problems.

Wadesboro Housing Authority enforces its dwelling lease and will continue to do so. Due to the Federal Privacy Restrictions, we are prohibited from informing surrounding residents of actions we are taking against troublemakers. Because of the process required to evict, it can sometimes take as long as two months to finally evict a problem tenant, even in an emergency situation. Many residents do not realize this as a view it as a lack of action by the WHA.

ATTACHMENT J; FOLLOW UP PLAN; 2000 RESIDENTS SATISFACTION SURVEY; NEIGHBORHOOD APPEARANCE

Wadesboro Housing Authority is continuing to address problems with neighborhood appearance.

We have contracted, at no charge to WHA, with the local prison system to use them in periodically policing, cleaning up, and trimming shrubs in our developments.

We are constantly trying to address litter created by improper garbage storage, especially when placed at the curb for pickup. However, unless we personally see a resident placing garbage to be picked up in an improper container, we cannot specifically accuse that resident of such.

We are currently investigating, with money being the single largest limiting factor, contracting grounds maintenance with a local private provider. This would free up our maintenance department to address other maintenance issues.

Other areas concerning neighborhood appearances such as abandoned cars, vacant units, etc. have been previously addressed.