

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
nc051v01**

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHAName: AndrewsHousingAuthority

PHANumber: NC19P051

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

PHAPlanContactInformation:

Name:BobbieB.Wilson

Phone:828 -321-5257

TDD:

Email(ifavailable):

PublicAccessToInformation

Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedbycontacting:
(selectallthatapply)

- X MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(selectallthatapply)

- X MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- Mainadministrativeofficeofthelocal,countyorStategovernment
- Publiclibrary
- PHAwebsite
- Other(listbelow)

PHAPlanSupportingDocumentsareavailableforinspectionat:(selectallthat apply)

- X MainbusinessofficeofthePHA
- PHAdevelopmentmanagementoffices
- Other(listbelow)

PHAProgramsAdministered:

- PublicHousingandSection8
- Section8OnlyXPublicHousingOnly

SmallPHAPlanUpdate

**AnnualPHAPlan
FiscalYear20
[24CFRPart903.7]**

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 name in parentheses in the space to the right of the title.		Contents Page#
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Attachment J: Brief Statement of Progress -nc051j01		
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ii. Executive Summary

[24CFRPart903.79(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.

The Andrews Housing Authority has not made any major changes in its programs and policies included in last year's Agency Plan. The Authority also does not intend to make any changes in its programs or policies for FY2003.

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? \$ 89,444

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

~~The Capital Fund Program 5 Year Action Plan is provided as Attachment C -nc051c01~~

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B -nc051b01

3.D 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 homeowner 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

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) State of North Carolina

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

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

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)

The NCC Consolidated Plan’s goals of providing decent housing, suitable living environment and expanding economic opportunity are consistent with and support the PHA’s goals & objectives.

C. Criteria for Substantial Deviation and Significant Amendments

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.

The Authority’s definition of “Substantial Deviation” and “Significant Amendment or Modification” with regard to its 5-Year and Annual Plan:

- Change to rent or admissions policies or organization of the waiting list;
- addition of non-emergency work items or change in use of replacement reserve funds under the Capital Fund;
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities

B. Significant Amendment or Modification to the Annual Plan:

Same as Substantial Deviation listed above

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
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local 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/A COP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing X check here if included in the public housing A & O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing rent determination policies, including the method for setting public housing flat rents X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan	Annual Plan: Capital

Applicable & On Display	Supporting Document	Related Plan Component
	required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52(HA).	Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	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
	<p>PHDEP-related documentation:</p> <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; 	Annual Plan: Safety and Crime Prevention

Applicable & On Display	Supporting Document	Related Plan Component
	<ul style="list-style-type: none"> • 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. 	
X	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p>X check here if included in the public housing A & O Policy</p>	Pet Policy
X	<p>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</p>	Annual Plan: Annual Audit
	<p>Troubled PHAs: MOA/Recovery Plan</p>	Troubled PHAs
	<p>Other supporting documents (optional) (list individually; use as many lines as necessary)</p>	(specify as needed)

Small PHA Plan Update Page

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Table Library

Annual Statement/Performance and Evaluation Report					
PHA Name:			Grant Type and Number		Federal FY of Grant:
Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)					
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages	See Attachment File			
7	1430 Fees and Costs	nc051b01			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)				
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				

Capital Fund Program 5 -Year Action Plan

Complete on a table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 -Year Action Plan		
Original statement		Revised statement
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
See Attachment File enc051c01		
Totalestimatedcostovernext5years		

PHA Public Housing Drug Elimination Program Plan -NOT APPLICABLE

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

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

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview view of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. This 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 (Name of development(s) or site)

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

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other" identify the # of months) 12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance amount and the completion date. The Fund Balances 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.

3.							
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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 -Security Personnel		Total PHDEP 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.							

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

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

9160 -DrugPrevention					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount /Source)	PerformanceIndicators
1.							
2.							
3.							

9170 -DrugIntervention					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9180 -DrugTreatment					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9190 -OtherProgramCosts					TotalPHDEPFunds:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

Required Attachment D ____: Resident Member on the PHA Governing Board

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

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

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

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

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

B. Date of next term expiration of a governing board member: May, 2004

Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mr. Mitch Rhinehardt, Mayor

Required Attachment E: Membership of the Resident Advisory Board or Boards

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

Grace Whitener

Patricia Hall

Five-Year Action Plan

Part I: Summary

Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HA NAME: ANDREWS HOUSING AUTHORITY	Locality: (City/County & State) ANDREWS/CHEROKEE/NORTH CAROLINA	<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No.
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A. Development Number/Name	Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year 2 FFY: <u>2004</u>	Work Statement for Year 3 FFY: <u>2005</u>	Work Statement for Year 4 FFY: <u>2006</u>	Work Statement for Year 5 FFY: <u>2007</u>
NC 51-1 - VALLEY RIVER APTS.	See Annual Statement	61,967	61,967	61,967	61,967
B. Physical Improvements Subtotal		61,967	61,967	61,967	61,967
C. Management Improvements		1,725	1,725	1,725	1,725
D. HA-Wide Nondwelling Structures and Equipment		0	0	0	0
E. Administration		9,135	9,135	9,135	9,135
F. Other		16,617	16,617	16,617	16,617
G. Replacement Reserve		0	0	0	0
H. Total CGP Funds		89,444	89,444	89,444	89,444
I. Total Non-CGP Funds		0	0	0	0
J. Grand Total		89,444	89,444	89,444	89,444

Signature of Executive Director:	Date:	Signature of Public Housing Director/Office of Native American Programs Administrator	Date:
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Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>2</u> FFY: <u>2004</u>			Work Statement for Year <u>3</u> FFY: <u>2005</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>NC 51-1 - VALLEY RIVER APTS.</u>			<u>NC 51-1 - VALLEY RIVER APTS.</u>		
	Kitchen upgrades	5	12,000	Kitchen upgrades	5	12,000
	Closet doors	5	4,050	Appliances	5	4,250
	Appliances	5	4,050	Interior plumbing	5	3,500
	Interior plumbing	10	4,750	Interior painting	5	4,250
	Painting	5	4,250	Electrical upgrades	5	12,000
	Door frames/weatherstripping	10	4,500	Parking/Paving	LS	9,000
	Electrical upgrades	5	11,500	Bathroom upgrades	5	11,500
	Sidewalks	150 LF	2,000	Air Conditioning	1	3,000
	Bathroom upgrades	5	12,000	Security Site Lighting	LS	2,345
	Air conditioning	1	2,867	Building Exteriors	LS	122
	SUBTOTAL NC 51-1 VALLEY RIVER APTS.		61,967	SUBTOTAL NC 51-1 VALLEY RIVER APTS.		61,967

Subtotal of Estimated Cost

61,967

Subtotal of Estimated Cost

61,967

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ref Handbook 7485.3

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>4</u> FFY: <u>2006</u>			Work Statement for Year <u>5</u> FFY: <u>2007</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>NC 51-1 - VALLEY RIVER APTS.</u>			<u>NC 51-1 - VALLEY RIVER APTS</u>		
	Kitchen upgrades	5	12,000	Kitchen upgrades	5	12,000
	Appliances	5	4,050	Appliances	5	4,050
	Interior plumbing	5	1,750	Interior plumbing	5	1,750
	Painting	5	4,250	Interior painting	5	4,250
	Bathroom Upgrades	5	11,500	Electrical upgrades	5	11,500
	Site Utilities	LS	9,000	Porch rails	5	2,250
	Porch rails	LS	2,250	Bathroom Upgrades	5	11,500
	Electrical Upgrades	5	11,500	Air Conditioning	5	9,000
	Closet Doors	5	5,667	Closet Doors	5	5,667
	SUBTOTAL NC 51-1 VALLEY RIVER APTS.		61,967	SUBTOTAL NC 51-1 VALLEY RIVER APTS.		61,967

Subtotal of Estimated Cost

61,967

Subtotal of Estimated Cost

61,967

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ref Handbook 7485.3

Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>2</u> FFY: <u>2004</u>			Work Statement for Year <u>3</u> FFY: <u>2005</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Computer Equipment	LS	1,725	Computer Equipment	LS	1,725
	SUBTOTAL MANAGEMENT IMPROVEMENTS		1,725	SUBTOTAL MANAGEMENT IMPROVEMENTS		1,725
	<u>OTHER</u>			<u>OTHER</u>		
	Fees & Costs	LS	7,482	Fees & Costs	LS	7,482
	Operating	LS	9,135	Operating	LS	9,135
	SUBTOTAL OTHER		16,617	SUBTOTAL OTHER		16,617

Subtotal of Estimated Cost

18,342

Subtotal of Estimated Cost

18,342

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ref Handbook 7485.3

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

Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>4</u> FFY: <u>2006</u>			Work Statement for Year <u>5</u> FFY: <u>2007</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Computer Equipment	LS	1,725	Computer Equipment	LS	1,725
	SUBTOTAL MANAGEMENT IMPROVEMENTS		1,725	SUBTOTAL MANAGEMENT IMPROVEMENTS		1,725
	<u>OTHER</u>			<u>OTHER</u>		
	Fees & Costs	LS	7,482	Fees & Costs	LS	7,482
	Operating	LS	9,135	Operating	LS	9,135
	SUBTOTAL OTHER		16,617	SUBTOTAL OTHER		16,617

	Subtotal of Estimated Cost	18,342	Subtotal of Estimated Cost
			18,342

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

PHAName: ANDREWSHOUSINGAUTHORITY	GrantTypeandNumber CapitalFundProgram: NC19P05150103 CapitalFundProgram ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	\$9,135			
3	1408 Management Improvements	\$1,725			
4	1410 Administration	\$9,135			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,482			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$57,717			
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,250			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	\$89,444			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHAName: ANDREWSHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program: NC19P05150103 Capital Fund Program 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
24	Amount of line 20 Related to Energy Conservation Measures	0		

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

PHAName: ANDREWSHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program#: NC19P05150103 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	
PHA-WIDE	Operating	1406	LS	\$9,135				
	Computer Software	1408	LS	\$1,725				
	Planning, Sundry, Salaries	1410	LS	\$9,135				
	Construction Manager	1430	LS	\$4,732				
	Architect/Needs Assessment	1430	LS	\$2,750				
NC51-1	Kitchen Upgrades	1460	5	\$12,300				
	Closet Doors	1460	5	\$4,250				
	Interior Plumbing	1460	3	\$3,500				
	Painting	1460	5	\$4,250				
	Door Frames/Weatherstripping	1460	5	\$4,500				
	Air Conditioning	1460	5	\$10,000				
	Electrical Upgrades	1460	5	\$12,500				
	Building Exteriors	1460	5	\$2,417				
	Porch Rails	1460	5	\$4,000				
	Appliances	1465	5	\$4,250				
	TOTAL			\$89,444				

ATTACHMENT F

COMMENTS OF RESIDENT ADVISORY BOARD

The Authority's Annual and 5 -Year Plans were reviewed with the Resident Advisory Board and were made available for review by all of the PHA residents at the main office. The Board was involved in the planning process and were given sufficient time to fully participate in the process of preparing the Plans.

There were no comments or recommendations made regarding the content of the Plans. The Board was in concurrence with all work items included in both the Annual and 5 -Year budgets.

The only question raised regarding the Plan was the sequencing of the actual physical construction work items. The Authority stated that work would commence in the apartments that were in the worst physical condition and would proceed accordingly. The Board was in agreement with this plan of action.

ATTACHMENT G

Voluntary Conversion Initial Assessment

The Andrews Housing Authority hereby certifies that it has reviewed its one development's operations as public housing and has considered the implications of converting the public housing development to tenant-based assistance. The Authority has concluded that the conversion of the development is inappropriate because the removal of this development would not meet the necessary conditions for voluntary conversion as described at §972.200(c). This decision was based on the excessive cost of the conversion and the Authority's potential inability to occupy the development if it received tenant-based assistance. The anticipated cost and workability of vouchers in our small local community is also deemed inappropriate by the Authority.

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

PHAName: ANDREWSHOUSINGAUTHORITY	GrantTypeandNumber CapitalFundProgram: NC19P05150101 CapitalFundProgram ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/03 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	\$9,135		\$9,135	\$9,135
3	1408 Management Improvements	\$1,725		\$1,725	\$1,725
4	1410 Administration	\$9,135		\$9,135	\$9,135
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$9,430		\$9,430	\$2,500
8	1440 Site Acquisition				
9	1450 Site Improvement	\$7,000		\$7,000	\$7,000
10	1460 Dwelling Structures	\$54,967		\$54,967	\$54,967
11	1465.1 Dwelling Equipment — Nonexpendable	\$4,250		0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$91,392		\$91,392	\$84,462
21	Amount of line 20 Related to LBP Activities	0		0	0
22	Amount of line 20 Related to Section 504 Compliance	0		0	0
23	Amount of line 20 Related to Security	0		0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: ANDREWSHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program: NC19P05150101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/03		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	0		0	0

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

PHAName: ANDREWSHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program#: NC19P05150101 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	
PHA-WIDE	Operating	1406	LS	\$9,135		\$9,135	\$9,135	
	Computer Software	1408	LS	\$1,725		\$1,725	\$1,725	
	Planning, Sundry, Salaries	1410	LS	\$9,135		\$9,135	\$9,135	
	Construction Manager	1430	LS	\$6,680		\$6,680	0	
	Architect/Needs Assessment	1430	LS	\$2,750		\$2,750	\$2,500	
NC51 -1	Sidewalks/Drainage	1450	600LF	\$7,000		\$7,000	\$7,000	
	Kitchen Upgrades	1460	6	\$12,300		\$12,300	\$12,300	
	Closet Doors	1460	6	\$4,250		\$4,250	\$4,250	
	Interior Plumbing	1460	3	\$3,500		\$3,500	\$3,500	
	Painting	1460	5	\$4,250		\$4,250	\$8,500	
	Door Frames/Weatherstripping	1460	6	\$4,500		\$4,500	\$4,500	
	Air Conditioning	1460	5	\$10,000		\$10,000	\$10,000	
	Electrical Upgrades	1460	5	\$10,775		\$10,775	\$10,775	
	Building Exteriors	1460	5	\$1,142		\$1,142	\$1,142	
	Appliances	1465	5	\$4,250		0	0	
	TOTAL			\$91,392		\$91,392	\$84,962	

Capital Fund Program 5 - Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 -Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovernext5years		

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

PHAName: ANDREWSHOUSINGAUTHORITY	GrantTypeandNumber CapitalFundProgram: NC19P05150102 CapitalFundProgram ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/03 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	\$9,135		\$9,135	\$8,640
3	1408 Management Improvements	\$1,725		\$1,725	\$805
4	1410 Administration	\$9,135		\$9,135	\$8,125
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,482		\$7,482	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$2,000		\$2,000	0
10	1460 Dwelling Structures	\$55,717		\$55,717	\$42,277
11	1465.1 Dwelling Equipment — Nonexpendable	\$4,250		\$4,250	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$89,444		\$89,444	\$59,847
21	Amount of line 20 Related to LBP Activities	0		0	0
22	Amount of line 20 Related to Section 504 Compliance	0		0	0
23	Amount of line 20 Related to Security	0		0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: ANDREWSHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program: NC19P05150102 Capital Fund Program 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: 03/31/03		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	0		0	0

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

PHAName: ANDREWSHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgram#: NC19P05150102 CapitalFundProgram ReplacementHousingFactor#:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Operating	1406	LS	\$9,135		\$9,135	\$8,640	
	ComputerSoftware	1408	LS	\$1,725		\$1,725	\$805	
	Planning,Sundry,Salaries	1410	LS	\$9,135		\$9,135	\$8,125	
	ConstructionManager	1430	LS	\$4,732		\$4,732	0	
	Architect/NeedsAssessment	1430	LS	\$2,750		\$2,750	0	
NC51 -1	Sidewalks/Drainage	1450	150LF	\$2,000		\$2,000	0	
	KitchenUpgrades	1460	5	\$12,300		\$12,300	\$12,300	
	ClosetDoors	1460	5	\$4,250		\$4,250	\$4,250	
	InteriorPlumbing	1460	3	\$3,500		\$3,500	\$3,500	
	Painting	1460	5	\$4,250		\$4,250	\$4,250	
	DoorFrames/Weatherstripping	1460	5	\$4,500		\$4,500	\$4,500	
	AirConditioning	1460	5	\$10,000		\$10,000	0	
	ElectricalUpgrades	1460	5	\$12,500		\$12,500	\$12,500	
	BuildingExteriors	1460	5	\$4,417		\$4,417	\$977	
	Appliances	1465	5	\$4,250		\$4,250	0	
	TOTAL			\$89,444		\$89,444	\$59,847	

ATTACHMENT J

BRIEF STATEMENT OF PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS

The Housing Authority's Mission is the same and has not been modified from the original 5 -Year Plan.

The Authority is continuing to try to expand the supply of assisted housing by reducing its vacancies. The vacancy rate has been reduced 2% since the 5 -Year Plan was originally prepared.

The Authority is also trying to improve the quality of assisted housing by improving the PHAS score. The Authority's management score was indicative of a high performance agency. The Authority is also continuing to renovate the interior of its housing stock which increases the satisfaction of the residents.

The Authority has achieved a satisfactory balance of mixed incomes among residents at its site (only 1 development) in an effort to deconcentrate poverty. In addition, the number of employed persons being housed by the Authority has increased 2% which helps with meeting the goal of promoting self-sufficiency. ns

The Authority continues to offer equal opportunity for all Americans to further fair housing. The Authority ensures access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

ATTACHMENT K

PHA Certification

Deconcentration of Poverty and Income Mixing

In accordance with the Federal Register 24 CFR Part 903, Section §903.2(2)(b)(2), the Andrews Housing Authority hereby certifies that it is not subject to deconcentration of poverty and income mixing requirements since the housing developments operated have fewer than 100 public housing units.