

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

**Small PHA Plan Update
Annual Plan for Fiscal Year: 2003**

**NORTH WILKESBORO HOUSING AUTHORITY
101 HICKORY STREET
NORTH WILKESBORO, NC 28659
PHONE: 336 -667-3203
FAX: 336 -838-5138**

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

**PHA Plan
Agency Identification**

PHAName: NorthWilkesboroHousingAuthority

PHANum ber:NC069

PHAFiscalYearBeginning: 07/01//2003

PHAPlanContactInformation:

Name:KeithA.Erwin,ExecutiveDirector

Phone:(336)667 -3203

TDD:

Email(ifavailable):NWA@charter.net

PublicAccess 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) (Family Resource Center)

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

The NWA is the Contract Administrator for Wilkes Tower and Woodlawn, which are Section 8 properties (New Construction) 7.

**AnnualPHAPlan
FiscalYear2003**
[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 selecting all that apply provides. 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.

Contents	<u>Page#</u>
Annual Plan	
i. Table of Contents.....	1
ii. Executive Summary (optional).....	2
iii. Annual Plan Information	4
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	4
2. Capital Improvement Needs.....	4
3. Demolition and Disposition	4
4. Homeownership: Voucher Homeownership Program.....	5
5. Crime and Safety: PHDEP Plan	6
6. Other Information:	6
A. Resident Advisory Board Consultation Process	6
B. Statement of Consistency with Consolidated Plan	7
C. Criteria for Substantial Deviations and Significant Amendments	8
Attachments	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement Progress and Evaluation Report FY2003, FY2002, FY2001, FY2000	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 - Year Action Plan	
<input checked="" type="checkbox"/> Attachment D: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards	

ii. Executive Summary

[24CFR Part 903.79(r)]

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

The North Wilkesboro Housing Authority (NWA) formerly referred to as the North Wilkesboro Department of Housing and Community Development, through Housing Authority Board Resolution effective July 1, 2003 separated from the town of North Wilkesboro to become a separate entity responsible for providing safe, decent and affordable housing for the populace of the referenced community.

The Housing Authority under the administration of the Executive Director, Keith Erwin, is committed to ensuring that the Agency continues to implement programs and services designed to foster self-sufficiency and economic independence for the residents. Through the maximization of resources the NWA will continue to strive toward accomplishing the goals stated in the Five Year Plan (2000 - 2003) which include:

- (1) Goal One: Manage the Housing Authority's existing public housing program in an efficient and effective manner thereby striving to become a high performer under HUD's Management Assessment criteria.
- (2) Goal Two: Provide a decent, safe, and sanitary environment in our communities.

The FY 2003 activities will be directed towards continued improvement of all management systems, procedures and administrative structure of the Agency to include, continuing to increase the number and quality of affordable housing units available to low income families by improving maintenance and management operations. Efforts will be directed to continue to coordinate and prioritize the marketing of the Turn-key III housing stock including, through the implementation of a community-based housing plan. A comprehensive homeownership development venture has been initiated by focusing on the leveraging of public and private partnerships, thereby, increasing the affordability quotient for residents of the NWA.

Management initiatives will include continuing to provide comprehensive training seminars designed to provide Staff and Board of Commissioners with the additional support needed for effective Public Housing management service delivery. The NWA will also strive to continue to increase the utilization and availability of support services, as they will be consolidated through a unified, service delivery Family Resource Center. This type of service proliferation will improve the self-sufficiency of NWA residents by providing a "one-stop-shop" facility.

In FY 2003, the NWA will continue to strengthen the existing resident non-profit. Through the creation of resident businesses and employment opportunities, the housing and service delivery options to residents will be improved. The North Wilkesboro Housing Residents' Association Inc. more specifically, will be provided with specific opportunities for entrepreneurship and employability skills with the ultimate goal targeting the initiation of a contract between the NWA and the Resident Council.

The NWA will continue to implement a comprehensive screening program thereby assisting in ensuring that the residents residing in the PHA properties are assured "living in public housing is a privilege, not a right". Concentrated law enforcement efforts, including an accessible substation, have improved the community

policing initiatives available to the NWA. The NWA through the North Wilkesboro Police Department will seek to establish a crime watch and community-action committee to assist in meeting the established goals and objectives.

The NWA has achieved most of the objectives established for FY2002, particularly in the areas of service provisions offered to residents and improving the housing stock. It is the intent of the NWA to continue with the implementation of the goals and objectives in the Five-Year Plan (2000 -2004) as all strategies for FY2003 are consistent with the Plan as they are a continuation of efforts and resources.

In conclusion, it is the intent of the NWA to continue to maintain the Agency in a status of "high performer" public housing in NWA is truly referred to as "housing of choice" versus of "housing of last resort".

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 North Wilkesboro Housing Authority (NWA) as referenced in the Executive Summary, through Board Resolution separated from the town of North Wilkesboro and became an independent entity on July 1, 2003. Copies of the official documents reflecting this change are on file in the Main Administrative Office. Based on this administrative change was the appointment of an 11 person Board of Commissioners by the Mayor of North Wilkesboro.

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? \$ 376,516.00

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 for FY 2003 -2000 is provided as Attachment B

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 <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[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 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? \$ _____ 0 Separate PHDEP funds are not available for FY 2003 and the NWA has expended all previous received funds .

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. **PHDEP funds are not available for FY 2003 and the NWA has expended all previous received funds . As referenced in the PHA notice received regarding the merger of PHDEP funds and Operating Fund accounts, the NWA will designate a percentage (8.1) of the Operating Fund for the continuation of PHDEP activities as all original grant funds have been expended.**

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? **The NWA did not receive any comments from the Residents who comprised the Resident Advisory Board to include in the FY 2003 Plan.**

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 NWA Resident Advisory Board did not have any comments to address or include as they were very pleased with the overall Plan.**

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 . **The NWA Resident Advisory Board did not have any comments to address or include as they were very pleased with the overall Plan.**

Other:(listbelow)TheNWHAdidprovideforfullresidentinputintothePlan. **AsaResident AdvisoryBoardwasnotelectedforthisprocess,meetingswereheldineachdevelopmentand representativeswereasked toparticipateintheplanningprocess.AstheNWHAhastwo(2) developments,RiverviewHeightsandSkyviewVillage,meetingswereheldseparatelyineach communitytosolicitvolunteers.Approximately,40residentsattendedandwerepleasedwiththe overallPlan.**

B.StatementofConsistencywiththeConsolidatedPlan

ForeachapplicableConsolidatedPlan,makethefollowingstatement(copyquestionsasmanytimesasnecessary).

1.ConsolidatedPlanjurisdiction: **TownofNorthWilkesboro, North Carolina**

TheNWHAFive -YearPlanandAnnualSummaryareconsistentwiththeFive -YearConsolidatedPlanfor thetownofNorthWilkesboro.Asreferencedinprevioussections, theNWHArecentlyseparatedfromthe townandbecameaseparateentityonJuly1, 2003.

2.ThePHAhastakenthefollowingstepstoensureconsistencyofthisPHAPlanwiththeConsolidatedPlan forthejurisdiction:(selectallthatapply)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictionon the needsexpressed intheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedbytheConsolidated PlanagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsult edwiththeConsolidatedPlanagencyduringthedevelopmentofthisPHA Plan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwithspecificinitiatives containedintheConsolidatedPlan.(Listsuchinitiativesbelow)

TheprimarygoalsfortheConsolidatedPlanisto(1)Provideaffordablerentalunits,(2)Provideaffordable purchaseunits,(3)Provideunitsfreeoflead -basepaintandotherhazards,and(4)Providequalityhousing (unitsmaintainedinoptimumconditions).

3. PHARequestsforsupportfromtheConsolidatedPlanAgency

Yes No:DoesthePHArequestfinancialorothersupportfromtheStateorlocalgovernmentagencyin ordertomeettheneedsofitspublichousing residentsorinventory?Ifyes,please listthe5most importantrequestsbelow:

4.TheConsolidatedPlanofthejurisdiction supportsthePHAPlanwiththefollowingactionsand commitments:(describebelow)

TheConsolidatedPlanforthetownofNorth WilkesborosupportstheNWHAFiveYearPlanandAnnual Summarybyemphasizingthatthegoalofistoextendandstrengthenpartnershipsthereby,enablinga commitmenttoprovidinghousingopportunitiesforlowincomepersons.TheConsolidatedPlan, furthermore, hasspecificallyidentifiedthatthetownwillcontinuethecoordinationbetweenresourcesto

facilitate comprehensive strategies for the addressment of goals and objectives. These strategies will affirmatively further fair housing as the NWA properties will continue to be recognized as residences of “desire and choice” versus conceptualized housing of “last resort”.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

The NWA in the submission of the FY 2003 Annual Plan has not deviated or significantly amended the goals and objectives established through the FY 2000-2004 Five Year Plan. More specifically, the NWA did not have any significant changes to the FY 2003 Annual Plan based on the criteria established as referenced for a significant alteration or deviation.

B. Significant Amendment or Modification to the Annual Plan:

Criterion for identifying a “substantial deviation” from or “significant amendment or modification” to the PHA Plan

The NWA will consider the following to be changes in its Agency Plan necessary and sufficient to require a full review by the Resident Advisory Board and the Public Hearing process before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:

1. Any alteration of the Authority’s Mission Statement;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the changed results from the Objective having been met;
4. Any introduction of a new Strategic Goal;
5. Any alteration in the Capital Fund program Annual Plan that affects an expenditure greater than twenty percent (20%) of the CFP Annual budget for that year.
6. Any change with regard to housing designation status, homeownership programs or conversion activities

D. Other Information Required by HUD: While The Community Service Requirement is not required for small PHA’s Annual Plan Update, the NWA recognizes the HUD requirement for compliance and including the Community Service plan in the FY03 Annual Plan Update.

As a result of the Quality Housing and Work Responsibility Act (QHWRA) passed by Congress in 1988, and the FY 2003 Omnibus Appropriations Act signed into law by the President on February 20, 2003 mandate that HUD implements and enforces the community service requirement for all non-exempt adult (ages 18 years and older), public housing residents to participate in eight (8) hours of community service and/or economic self-sufficiency activities per month. The NWA is complying with the requirement by classifying the following persons as exempt from this requirement if verified by the Housing Authority:

- 1). Is 62 years of age or older;
- 2). Is a blind or disabled individual defined under section 216(i) (1) or 1614 of the Social Security Act (42 USC 416 (i)(1); 1382c) and who is unable to comply with this section, or is a primary caretaker of such individual;
- 3). Is engaged in a work activity (as such term is defined in section 407(d) of the Social Security Act (42 USC 607 (d)), as in effect on and after July 1, 1997);
- 4). Meets the requirement for being exempted from having to be engaged in work activity under the state program funded by TANF (welfare program) under part a of title IV of the Social Security Act (42 USC 601 et seq.) or under any other welfare program of the state in which the public housing agency is located, including a state administered welfare to-work program; or
- 5). Is in a family receiving assistance under a state program funded under part a of title IV of the social security act (42 USC 601 et seq.) or under any other welfare program of the state in which public housing agency is located, including a state administered welfare to-work program and has not been found by the state or other administering entity to be in non-compliance with such program.

Community service meetings are being held in each development to inform all residents of the requirement. All residents that are not exempt will be required to sign a new lease or lease addendum which will stipulate the conditions and for compliance with this requirement. Each adult member of the household will be provided with a copy of the community service policy, a list of pre-approved activities and programs, and a certification form. Each year, not less than 30 days prior to the end of the 12-month lease term residents will be required to submit all documentation certifying compliance with the community service program.

If a resident fails to comply with the requirement and provide the required documentation on the lease will not be renewed. At the time of review and determination of non-compliance, the Housing Authority will offer the resident one chance to remedy the situation.

Partnership agreements are being established with the Workforce Development Office to assist with the placement and monitoring of this component. The Community Service Initiative for the NWA is as follows:

SERVICE REQUIREMENT

As a condition of the program initiative, each adult resident of public housing shall, if participating:

- 1) Contribute 8 hours per month of community service (does not include political activities); or
- 2) Participate in an economic self-sufficiency program for 8 hours per month; or
- 3) Perform 8 hours per month of combined community service and economic self-sufficiency.

COMMUNITY SERVICE :

Community Service is defined as the performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

QUALIFIED COMMUNITY SERVICE ORGANIZATION AND ACTIVITIES

As a convenience to covered residents, the Housing Authority has developed, posted on the Authority's bulletin boards, and provided to covered residents a list of qualified organizations (and activities) that have agreed to work with residents in helping them satisfy their community service requirement. Residents are not limited to

the published list and are encouraged to identify other organizations and activities. To ensure compliance with this community service policy, residents should seek the Housing Authority's approval prior to volunteering for organizations or performing activities not included on the published list. It is the Housing Authority's policy to provide great latitude in approving community service organizations and activities.

SIGNED CERTIFICATIONS

The Housing Authority management staff will provide signed certifications of any community service activities administered by the Authority. In a similar manner, organizations other than the Authority, who administer qualifying activities, must provide signed certifications. The Housing Authority will provide residents with certification forms which the residents will present to the organization administering the qualifying activities for certification approval and signatures. The person(s) approved for signing the certifications will give one copy to the resident, keep one copy, and forward a copy back to the Authority. The Authority will file the returned copy in each of the participating resident's file.

The following list of qualified service organizations and activities is presented as a convenience to covered residents. Covered residents are not limited to the following list and are encouraged to identify other organizations and activities.

Participating Organizations

- North Wilkesboro Housing Authority
- City Library
- Wilkes Senior Center
- Department of Health and Human Services
- Wilkes County Health Department
- Wilkes County Schools
- Wilkes Regional Medical Center

Participating Activities

- Volunteers service to any participating organization
- Self-sufficiency activities such as education, training and self-improvement classes
- Housing Authority or City Volunteer Community Pride Day
- Participation in monthly resident programs as presented by the Housing Authority
- Participation in scheduled and announced resident meetings as certified by the Housing Authority.
- Participation in Housing Authority activities that are held in partnership with support agencies.

Attachment A nc069a03

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing an "X" 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 jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy. Policy is being revised	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy. Policy is being revised	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy. Policy is being revised	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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
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
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	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
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	<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 PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA 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	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy.</p> <p>Policy is being revised .</p>	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**nc069b03 ATTACHMENT B: Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: North Wilkesboro Housing Authority	Grant Type and Number Capital Fund Program: NC19PO69501-03 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 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	48,675			
3	1408 Management Improvements	45,000			
4	1410 Administration	20,250			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	225,621			
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)	354,546			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHAName: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19PO69501-03 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	
NC069	Operations	1406		48,675				
	Staff training	1408		5,000				
	Resident Education/Training	1408		5,000				
	Drug Elimination	1408		35,000				
	Lease-up Advertising	1410		6,250				
	Staff Salaries	1410		14,000				
	A&E Services	1430		15,000				
	Retile Floors	1460		15,000				
	Paint Units	1460		15,000				
	Replace Windows	1460		195,621				
	Total			354,456				

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

<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/>	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02		<input type="checkbox"/> Final Performance and Evaluation Report:		Revision 1 effective as of 7/1/03	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	75,303	62,000	0	0
3	1408 Management Improvements	36,342	45,000	0	0
4	1410 Administration	30,500	19,600	0	0
5	1411 Audit	0			
6	1415 liquidated Damages	0			
7	1430 Fees and Costs	15,000	18,500		
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	103,762	209,446	0	0
11	1465.1 Dwelling Equipment — Nonexpendable	37,166	0	0	0
12	1470 Nondwelling Structures	78,443	0	0	0
13	1475 Nondwelling Equipment	0		0	0
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)	376,516.00	354,546	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security	0	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	0	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: NorthWilkesboroHousingAuthority		GrantTypeandNumber CapitalFundProgram#: NC19PO69501-01 CapitalFundProgramReplacementHousingFactor#:				FederalFYofGrant:2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC069	Operations	1406	1	70,000	62,000	0	0	Willbeginin FY2003
	Stafftraining	1408		5,000	5,000	0	0	
	ResidentEducation/Training	1408		5,000	5,000	0	0	
	DrugElimination	1408		25,000	25,000	0	0	
	Lease-upAdvertising	1410		12,500	6,100	0	0	Willbeginin FY2003
	StaffSalaries	1410		18,500	13,500	0	0	
	A&EServices	1430		15,000	18,500	0	0	
	SidingReplacement	1460		150,000	200,000	0	0	Willbeginin FY2003
	StormDoors	1460		52,500	0	0	0	
	NewFloorTile	1460		0	9,446	0	0	
	TOTAL			354,546	354,546	0	0	

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule**

**nc069b03 ATTACHMENT B: Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: North Wilkesboro Housing Authority	Grant Type and Number Capital Fund Program: NC19PO69501-01 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
---------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report: Revised as of 06/26/03

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	75,303	38,378.00	229.60	0
3	1408 Management Improvements	36,342	55,908.00	844.00	0
4	1410 Administration	30,500	11,392.00	1,524.57	0
5	1411 Audit	0	0	0	
6	1415 Liquidated Damages	0	0	0	
7	1430 Fees and Costs	15,000	0	0	
8	1440 Site Acquisition	0	0	0	
9	1450 Site Improvement	0	10,365.00	0	
10	1460 Dwelling Structures	103,762	163,550.00	10,528.92	0
11	1465.1 Dwelling Equipment — Nonexpendable	37,166	18,738.00	0	0
12	1470 Nondwelling Structures	78,443	42,925.00	0	0
13	1475 Nondwelling Equipment	0	35,260.00	0	0
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)	376,516.00	376,516.00	13,127.09	0
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 Related to Security	0	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	0	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: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19PO69501-01 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	
NC069	Operations	1406	1	75,303	38,378	229.60	0	In Progress
	Staff training	1408		5,000	2,771	844.00	0	In Progress
	Resident Education/Training	1408		5,000	5,334	0	0	Not started
	Drug Elimination	1408		26,342	18,012	0	0	Not started
	Computer Upgrade	1408		0	17,530	0	0	Not started
	Furniture Upgrade	1408		0	12,261	0	0	Not started
	Lease-up Advertising	1410		12,500	3,679	504.00	0	In progress
	Staff Salaries	1410		18,000	7,713	1,020.57	0	In Progress
	A&E Services	1430		5,000	0	0	0	Not started
	Landscaping	1450		0	10,365	0	0	Not started
	Painting	1460		0	5,950	2,750.00	0	In progress
	New Floor Tile	1460		0	56,600	7,778.92	0	In progress
	Storm Doors	1460		0	24,000	0	0	Not started
	Patio Door Replacement	1460		57,137	77,000	0	0	Not started
	Ground Fault	1460		2,625	0	0	0	Not started
	Siding	1460		44,000	0	0	0	Not started
	Exhaust Fans/Kitchen	1465.1		10,500	10,500	0	0	Not started
	Exhaust Fans/Bathroom	1465.1		10,500	5,500	0	0	Not started

nc069b03 Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: North Wilkesboro Housing Authority	Grant Type and Number Capital Fund Program: NC19PO69501-00 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
---------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	57,966.00		57,966.00	38,199.98
3	1408 Management Improvements	24,257.00		24,257.00	16,182.90
4	1410 Administration	12,123.00		12,123.00	9,941.81
5	1411 Audit	0		0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00		0.00	0
8	1440 Site Acquisition				
9	1450 Site Improvement	12,434.00		12,434.00	10,405.86
10	1460 Dwelling Structures	186,966.00		186,966.00	3,315.16
11	1465.1 Dwelling Equipment — Nonexpendable	24,934.00		24,934.00	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,314.00		50,314.00	49,088.94
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)	368,994.00		368,994.00	127,134.65
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	0	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: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program#: NC19PO69501-00 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	
NC069	Operations	1406	1	57,966.00		57,966.00	38,199.98	In Progress
	Staff training	1408		10,508.00		10,508.00	10,507.99	In Progress
	Resident Education/Training	1408		3,500.00		3,500.00	3,500.00	Completed
	Drug Elimination	1408		10,249.00		10,249.00	2,174.91	In Progress
	Lease-up Advertising	1410		12,123.00		12,123.00	9,941.81	In Progress
	Sewer Lines	1450		12,434.00		12,434.00	10,405.86	In Progress
	Kitchen Cabinets	1460		101,322.00		101,322.00	3,315.16	In Progress
	Closet Doors	1460		85,644.00		85,644.00	0	In Progress
	Stoves and Refrigerators	1465.1		24,934.00		24,934.00	0	In Progress

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

PHAName: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program #: NC19PO69501-00 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	
NC069								
	Playground Equipment	1475		29,648.00		29,648.00	28,422.94	In Progress
	Maintenance Vehicle	1475		20,666.00		20,666.00	20,666.00	Completed

nc069c03 ATTACHMENT C

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementfor Year2 FYGrant2004: PHAFY:2004	WorkStatementforYear3 FYGrant2005: PHAFY:2005	WorkStatementforYear4 FYGrant2006: PHA FY2006 :	WorkStatementforYear5 FYGrant2007: PHA FY2007 :
<i>PHA-Wide</i>	Annual Statement				
Operations1406		35,455	35,455	35,455	35,455
Management Improvements1408		45,000	45,000	45,000	45,000
Administration1410		21,250	21,250	21,750	22,250
Fees&Cost1430		18,500	18,500	18,500	19,000
DwellingStructures 1460		234,341	234,341	221,000	191,841
DwellingEquipment Non-Expendable 1465.1				11,841	
Nondwelling Structures1470					20,000
Nondwelling Equipment1475					20,000
TOTAL		354,546	354,546	354,456	354,546

CapitalFundProgramFive -YearActionPlan PartII:SupportingPages —WorkActivities					
ActivitiesforYear:(4)___ FYGrant :2006 PHAFY:2006			ActivitiesforYear:_(5)_ FYGrant:2007 PHAFY:2007		
DevelopmentName/Number	MajorWork Categories	EstimatedCost	DevelopmentName/Number	MajorWork Categories	EstimatedCost
Operations1406		35,455	Operations1406		35,455
StaffT raining1408		5,000	StaffTraining1408		5,000
ResidentEducation/Training1408		4,000	ResidentEducation/Training1408		4,000
DrugElimination1408		36,000	DrugElimination1408		36,000
LeaseUpAdvertising1410		6,250	LeaseUpAdvertising1410		6,250
StaffSalaries1410		15,500	StaffSalaries1410		16,000
A/EServices 1430		18,500	A/EServices 1430		19,000
RemodelBathrooms (1bldg)1460		56,000	KitchenCabinets(1bldg)1460		130,000
Siding1460		150,000	RemodelBathrooms1460		50,000
FloorTile 1460		15,000	FloorTile1460		11,841
Stoves&Refrigerators1465.1		11,841	RemodelParkingLots1470		20,000
			NewVehicleforOffice1475		20,000
TOTAL		354,546			354,546

nc069d03 Required Attachment D: Resident Member on the PHA Governing Board A

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)

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

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

- Elected
 Appointed by the Mayor of North Wilkesboro, North Carolina

C. The term of appointment is (include the date term expires): Three Year Term: July 1, 2003 appointed and expires June 30, 2006.

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

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

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

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

nc069e03 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.)

Renee Anglin	President
Vacant	Vice-President
Sharon Zachary	Secretary
Elizabeth Huffman	Treasurer
Carrie Stevenson	Member