

PHA Plans

Streamlined 5-Year/Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Raleigh **PHA Number:** NC 002

PHA Fiscal Year Beginning: 04/2004

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:1844
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:3390

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2004 - 2009

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
to provide safe, quality, affordable housing to low and moderate income families in the Greater Raleigh community; and to promote personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: **Seek replacement vouchers**
 - Reduce public housing vacancies: **Continue marketing efforts**
 - Leverage private or other public funds to create additional housing opportunities: **Secure funding for affordable units such as tax credit, bond financed or section 8 project-based opportunities**
 - Acquire or build units or developments
 - Other (list below)
 - **RHA plans to pursue HOPE VI funding to revitalize Chavis Heights but if these funds are not approved, RHA will be forced to seek other opportunities.**
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: **Most recent PHAS score is 96, plan to maintain or improve**
 - Improve voucher management: **SEMAP score currently 100%- seek to**

maintain it.

- Increase customer satisfaction: **Both landlords and participants**
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - **Maintain unit turn times at less than 20 days**
 - **Continue to market program to achieve and maintain 99% occupancy**
 - **Complete tenant generated work orders in three working days and all other work orders in five days.**
 - **Continue efforts to identify fraud in all housing programs and pursue repayment or legal action. Recipients that fraud RHA will face sanctions prior to being able to re-apply for housing assistance.**
 - Renovate or modernize public housing units: **Plan to install AC in as many units as financially feasible to be competitive in the rental market.**
 - Demolish or dispose of obsolete public housing:
 - **Chavis Heights is nearly 65 years old and needs to be redeveloped. HUD has approved the demolition of the Chavis Heights units. RHA also plans to apply for HOPE VI revitalization and demolition funding.**
 - **Portions of the Chavis Heights site may be sold for market rate units, tax credit units or community uses to support the redevelopment plan**
 - **RHA plans to sell its office building at 420 Boylan Avenue using the proceeds for the Chavis Heights redevelopment – it is surplus property since the new central office building was constructed**
 - Provide replacement public housing: **Plan to seek HOPE VI funding to replace public housing units at Chavis Heights.**
 - Provide replacement vouchers: **Application is seeking 141 replacement vouchers to replace units lost due to the 1999 HOPE VI at Halifax Court.**
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - **Continue Section 8 landlord newsletter**
 - **Hold annual Section 8 Owner's conference**
 - **Offer workshops on various topics as the need and issues arise**
 - Increase voucher payment standards
 - **RHA is waiting to see how the changed definition of the MSA will affect Fair Market Rents and Income Limits. May require an increase in the new FMR to be competitive in the local market.**
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - **RHA offers the Keep Earning Your Success (KEYS) program to assist both public housing and section 8 recipients with down payment assistance.**
 - **If RHA's 2003 HOPE VI is awarded, RHA will sell 10 of the single-family**

homes purchased off-site under the Section 32 public housing homeownership program.

- Implement public housing site-based waiting lists:
 - **RHA started site based waiting lists for the scattered site single-family homes and the HOPE VI site of Capitol Park effective 4/1/03**
 - **If the HOPE VI for Chavis Heights is awarded this will be a site-based waiting list as well.**
- Convert public housing to vouchers:
- Other: (list below)
 - **Continue to provide quality management for Stony Brook apartments which provides IRS Safe Harbor rents for the private market.**
 - **RHA staff continues to offer management advice to Christian Relief Services the manager of a bond financed apartment complex to help them achieve maximum lease up and quality housing.**

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - **In the absence of PHDEP funding, RHA is utilizing other funding sources to maintain and add security cameras and hire after-hours police officers. These efforts will continue as long as needed and financially feasible.**
 - **RHA is also considering the addition of a security officer to the staff.**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
 - **Apply for a HOPE VI revitalization grant to rebuild Chavis Heights, demolition has been approved.**
 - **Continue to hold property managers accountable for the safety and appearance of their communities including strict lease enforcement.**
 - **RHA will check the criminal background of each section 8 landlord and refuse participation to anyone with fraud, violent or drug related offenses.**

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:

- **Reward work by making incentive housing available to families that work full time.**
- **Continue to implement the highly successful Welfare-to-Work Voucher program in coordination with the local TANF agency.**
- **Implement a work requirement for residents that return to the redeveloped Chavis Heights property.**
- Provide or attract supportive services to improve assistance recipients' employability:
 - **RHA applied for three Americorps VISTA volunteers to assist with arranging programs and services for all the families of public housing.**
 - **Consider opportunities to partner with other agencies as the opportunities arise.**
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - **RHA has applied for one Americorps VISTA volunteer to assist the elderly and disabled in public housing and tax credit units**
- Other: (list below)
 - **Offer the KEYS Homeownership program that requires participants to achieve personal savings goals in order to receive down payment assistance from RHA.**
 - **Increase the time limit for occupancy in the single family home program from 5 years to 10 years to give the residents enough time to prepare for home purchase.**

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- Look at alternatives for reducing utility costs for RHA.
- Continue to seek non-federal financial resources to support or construct affordable housing.
- Implement cost cutting measures wherever possible to streamline the cost of operations.

Streamlined Annual PHA Plan

PHA Fiscal Year 2004

[24 CFR Part 903.12(b)]

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Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities.*

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan. The Raleigh Housing Authority ("RHA") has successfully completed the HOPE VI redevelopment of Halifax Court into the new community of Capitol Park. RHA is aggressively marketing the property and all of the units are occupied. HUD has notified RHA that the 1999 HOPE VI is closed out. RHA is planning for the redevelopment of Chavis Heights, which is 65 years old and increasingly more expensive to maintain. RHA has applied for HOPE VI demolition and revitalization funding. HUD has already approved demolition of this property. If these funds are not approved RHA will move ahead with alternative plans including vacating the Chavis Heights units until such time as other funding becomes available. RHA is rated as a high performer and plans to maintain this designation. RHA's SEMAP score is 100% and we will work to maintain this rating. RHA plans to work toward improving the work order turn times, customer service in all departments and improving the quality of contractor work. RHA will continue to seek ways to improve efficiency as a result of decreasing funding levels.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1966		
Extremely low income <=30% AMI	1918	98%	
Very low income (>30% but <=50% AMI)	48	2%	
Low income (>50% but <80% AMI)	0	0	
Families with children	715	36% **	
Elderly families	81	4% **	
Families with Disabilities	554	28% **	
Singles	616	31% **	
Race/ethnicity (Black)	1807	92%	
Race/ethnicity (White)	146	7%	
Race/ethnicity(Amer. Ind)	3	.001%	
Race/ethnicity(Asian)	8	.004%	
Race/ethnicity (None provided)	2	.001% **	

Housing Needs of Families on the PHA's Waiting Lists			
** Numbers do not equal 100% due to rounding			
Characteristics by Bedroom Size (Public Housing Only)			
1BR and 0 BR	1247	63%	
2 BR	492	25%	
3 BR	176	9%	
4 BR	47	2%	
5 BR	4	<1%	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7492		
Extremely low income <=30% AMI	7231	96%	
Very low income (>30% but <=50% AMI)	257	3%	
Low income (>50% but <80% AMI)	4	<1%	
Families with children	5131	68%	
Elderly families	477	6%	
Families with Disabilities	1529	20%	
Singles	355	5% **	
Race/ethnicity (Black)	6883	92%	
Race/ethnicity (White)	531	7%	
Race/ethnicity(Amer Ind.)	29	.003%	
Race/ethnicity(None Given)	10	.001 **	
** Numbers do not total 100% due to rounding			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the PHA's Waiting Lists

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources - **RHA is applying for section 8 replacement vouchers for the 1999 HOPE VI redevelopment of Halifax Court.**
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction- **RHA consistently maintains 100% lease up. However, the MSA definition has just been changed for our locality and may change the FMRs to the point the payment standard may need to be raised to 110% to be competitive.**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain** or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration- **Lease up is 100%**
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available **RHA will consider.**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing- **RHA will seek tax credit funding for a senior building and will consider other options for family housing if the HOPE VI is not awarded.**

Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Other: (list below)

- **Issue housing bonds that meet the criteria established by RHA which include items such as being located in non-minority, non-poverty areas of the City and proposals that provide high quality affordable housing owned and managed by reputable entities.**
- **If the HOPE VI grant is not approved for Chavis Heights, RHA will consider using project-based section 8 assistance to return affordable housing to this site.**

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
- **Provide incentive single-family homes for working persons**
- **Offer the KEYS Program to both public housing and section 8 recipients to encourage individual savings which will qualify the family for down payment assistance from RHA**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
- **Once RHA is able to demolish the Chavis Heights public housing community, RHA will seek tax credits to provide housing for the displaced senior citizens. This will occur regardless of whether the HOPE VI is awarded.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
- **If the HOPE VI grant is awarded, RHA will continue its program of purchasing single-family homes in non-minority, non-poverty areas of the city for public housing units.**
- **Relocation counseling for the displaced Chavis Heights residents will include encouragement and information on housing opportunities in non-minority, non-poverty areas of the city.**

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
 - **Need to replace a 65 year old development with more cost efficient and safer units.**

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	4,498,473	
Capital Fund Replacement Hsg.	357,565	
b) Public Housing Capital Fund	2,161,956	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	24,559,182	
Moderate Rehab	336,172	
Shelter Care	20,773	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Revitalization	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	2,071,782	PH Operations & Capital Improvements
Excess Utilities	57,418	PH Operations & Capital Improvements
Other Tenant Income	167,573	PH Operations & Capital Improvements
4. Other income (list below)		
Non-dwelling rental income	36,729	PH Operations
Interest Income	96,887	PH Operations
4. Non-federal sources (list below)		
Bond Income	21,184	PH Operations
Rooftop Rental	80,467	Support Services
Management fees	404,410	PH/Section 8 operations
Total resources	34,870,571	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: **Top 50 applicants by date and time and bedroom size needed.**

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

- **Anytime verifications are over 120 days old they are checked again.**
- **Criminal records and credit histories are checked before applicants are added to the waiting list.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

- **Credit histories looking for rental and property damage information- not credit scores**
- **Outstanding charges owed to RHA in any of its rental assistance programs.**

- **History of fraud in any of RHA's housing programs**
- **Registered sex offender status**

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office – **Site based Capitol Park only.**
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-based waiting lists started 4/1/03.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
NC 2-31(20 single family homes in scattered sites)	4/1/03	19- black 1-vacant Disabled- 0	19- black 1-vacant Disabled- 0	No change
NC 2-32 (35 single family homes in scattered sites.	4/1/03	34- black 1-other 1-disabled	34- black 1-other 1-disabled	No change

NC 2-33 (38 single-family homes purchased under HOPE VI)	4/1/03	36- Black 1-white 2-disabled 1-vacant	36- Black 1-white 2-disabled 1-vacant	No change
NC 2-34 (25 single-family homes purchased under HOPE VI in scattered sites.	4/1/03	24-black 1-white 0-disabled	24-black 1-white 0-disabled	No change
NC 2-35 (41 single-family homes purchased under HOPE VI in scattered sites)	4/1/03	38-black 1-white 2-other 0-disabled	38-black 1-white 2-other 0-disabled	No change
NC 2-36 (47 units @ Capitol Park the new redeveloped HOPE VI site)**	4/1/03	43-black 4-white 22-disabled	43-black 4-white 22-disabled	No change
NC 2-37 (13 single family homes @ Capitol Park the new redeveloped HOPE VI site) **	4/1/03	13-black 0-white 2-disabled	13-black 0-white 2-disabled	No change

** Not yet implemented in MTCS data

2. What is the number of site based waiting list developments to which families may apply at one time? 2

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? No more than two.

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? **2**

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **2 site-based and the conventional list.**

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **There are 177 single-family homes included in the "Single-Family Home Site-Based Waiting List." These units are located throughout the city with some homes outside the city limits in the extra-territorial jurisdiction of the City of Raleigh. Applicants can state what areas of the city they are interested in due to job locations, schools for children or access to public transportation.**

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

- **For the relocation of families displaced as a result of demolition**

c. Preferences

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

subsection (5) Occupancy)

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Applicants in wheelchairs that need available wheelchair accessible units
 - Elderly and disabled singles over able-bodied singles

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

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence (**limited to 5 per year**)
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- **2 Elderly and disabled singles over able-bodied singles**

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

- **Agency Plan (HUD 50075)**
- **RHA Web page – www.rhaonline.com**

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of	Explanation (if any) [see step 4 at	Deconcentration policy (if no

	Units	§903.2(c)(1)(iv)]	explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- **Other information in possession of RHA such as tenant history**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below: If the applicant has been actively searching for a unit and can provide a list of the landlords contacted- the family may get a 60 day extension. Disabled persons generally are given 120 days to search from the beginning as a reasonable accommodation with additional extensions, if warranted.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence (*Limited to 5 per year*)
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

- 2 Applicants paying more than 35% of income to rent
- 2 Elderly and disabled singles over able-bodied singles
- 2 Family with legal custody of minor children
- 2 Displaced public housing families requesting a voucher for relocation

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

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence (**Limited to 5 per year**)
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 2 Applicants paying more than 35% of income to rent.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- 1 Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

- **Agency Plan**

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

- Through published notices
 Other (list below)
- **Through contact with area agencies that serve the population targeted for the assistance.**

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25

\$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8**

assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
 To increase housing options for families
 Other (list below)

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

- Annually
 Other (list below)

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

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)
- **Rent reasonableness results**

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

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

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name: **Halifax Court**
Development (project) number: **NC 2-2 and NC 2-4**
Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- ** RHA has closed out the 1999 HOPE VI effective 11/30/03.**

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
Chavis Heights NC 2-1 and NC 2-3
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: **Chavis Heights- RHA applied in 2002 for a HOPE VI that was not approved. RHA plans to apply again for Chavis Heights. RHA is also looking at other alternatives to address the replacement housing at the Chavis Heights location without HOPE VI funding. RHA is looking at all options including project-based section 8, bond financing and tax credit opportunities.**
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below: **See above comment. RHA is also applying for replacement section 8 vouchers.**

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Chavis Heights 1b. Development (project) number: NC 19P002001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Disposition will be submitted by 10/30/04
4. Date application approved, submitted, or planned for submission: 11/17/03 Demo approved
5. Number of units affected: 232
6. Coverage of action (select one)

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/01/03 – Relocation to begin b. Projected end date of activity: 12/31/05

Demolition/Disposition Activity Description
1a. Development name: Chavis Heights
1b. Development (project) number: NC 19P002003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Disposition planned by 10/30/04
4. Date application approved, submitted, or planned for submission: <u>09/16/03</u>
5. Number of units affected: 64
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/01/03 b. Projected end date of activity: 12/31/05

Demolition/Disposition Activity Description
1a. Development name: 420 North Boylan Avenue
1b. Development (project) number: None- Office Building
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>03/01/04</u>
5. Number of units affected: N/A- Office building
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 03/01/04 b. Projected end date of activity: 09/30/05

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

(2) Program Description

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? **No more than 8**

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

- b. What actions will the PHA undertake to implement the program this year (list)?

(3) 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):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2004 - 2008.)

RHA has been successful in meeting a number of its goals for FY 04. The 1999 HOPE VI grant was closed out effective 11/30/03. All of the promised replacement units have been provided. The elderly tax credit building and the market rate rental units at Capitol Park are occupied as well as the public housing units. Two successful bond issuances have occurred that are in very desirable communities. These communities include affordable housing in developments that are considered "high end" in our locality. RHA's PHAS score was 96 and the SEMAP score was 100%. RHA also has 100% utilization in its section 8 program. Public housing units are being turned in less than 20 days. Due to funding constraints RHA was not able to continue the conversion of efficiency units into larger one-bedroom units in one of RHA's elderly high rises. Site-based waiting lists for all of the single-family homes and the HOPE VI community of Capitol Park were started on 4/1/03. The demolition request to demolish Chavis Heights was approved by the Special Applications Center on 11/17/03. RHA has submitted both demolition and revitalization applications for HOPE VI funding to redevelop Chavis Heights.

B. Criteria for Substantial Deviations 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- This is defined as changes to rent or admissions policies, waiting list management, additions of non-emergency items to the Capital Fund with a value in excess of \$40,000 or other changes that directly affect the residents. These items may or may not require board approval.
- b. Significant Amendment or Modification to the Annual Plan- This is defined as an addition to the plan of an item that was not previously included. Items of this nature would be decisions to remove housing stock, add housing stock, terminate programs, or other items that change the way RHA handles its operations. These items require public comment and Board approval. Usually these items will also require HUD approval.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: RHA met with the Resident Advisory Board on August 19, 2003 and November 17, 2003. Some of the issues raised are discussed below:

- Residents do not feel the police department is manning the substations on a round the clock basis and they would like to see more police present on the site.
Response: The police department has instituted a precinct system that the divides the city in to several smaller "city" areas. This means their responsibilities also include a significant part of the surrounding area. RHA committed to speak with the police and determine their plans and encourage their continued involvement.
- Residents asked that whenever new items were installed in the units such as flooring, cabinets, counters, doors, etc. could they get care instructions? They wanted to know how to clean the items and any special care issues. **This item was raised during the Capital Fund discussion. The CFP staff agreed to provide these instructions in the future, if possible.**
- One resident requested that security cameras be installed in Walnut Terrace. **RHA explained that it was in our long range plans to install cameras at this location. Since PHDEP funding is no longer available RHA is moving more slowly on this as funding can be identified.**
- It was asked if rent statements could be mailed out by the 28th -30th of each month. Sometimes the rent statements arrive only a day or so before rent is due and sometimes after the due date. **It only rarely that statements arrive on the fifth day of the month. When they are late it is due to something beyond the control of RHA, such as a computer problem. RHA will attempt to address this request.**
- RHA's plan to demolish Chavis Heights was discussed and its relationship to a HOPE VU grant. It was reiterated that Chavis Heights would be demolished with or without a HOPE VI grant. In fact at the time of the second meeting, the RAB was informed that HUD had indeed approved the demolition request on 11/17/03. Residents wanted to know when families would be relocated? **RHA informed the residents that each family would have a choice of a public housing unit or a section 8 voucher. RHA will cover all costs for the move, provide counseling to help people make a relocation choice and give former residents the first chance to return.**
- Questions were raised relating to the utility checks and the effect of not keeping utilities on. RHA makes the utility checks payable to the resident and the utility of their choice. This has resulted in a credit at one utility while another may be past due. **RHA suggested that we would be willing to change the payees for winter and summer utilities. In the summer the power company is the most likely payee and in the winter gas becomes more dominant. Therefore RHA has agreed to change the payees twice per year if the family requests it. This**

will be added to the Admissions and Occupancy Policy.

- **Most of the other items raised related to very specific issues in specific communities. The majority of these items were work order type issues or not the responsibility of RHA. Staff referred the residents to the appropriate resource to address these items.**

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below) Most of the comments are not items that are specifically addressed in the agency plan rather process type questions. RHA will change its policy for issuing utility checks and this will be added to the Admissions and Occupancy Policy for its next revision.

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Ms. Doris Wrench**

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 9/21/99-9/20/04- She will be eligible for reappointment at her option.

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on

- ballot
 Other: (describe)

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

b. 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):

Date of next term expiration of a governing board member: 3/9/2004- Mr. Murray Gould

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Mayor Charles Meeker- re-elected for a two year term effective 1/04**

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (City of Raleigh)

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by

- the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Demolition of Chavis Heights

- Replacement units funded through HOPE VI or other means as necessary
- Other: (list below)

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

The city's redevelopment areas nearly encircle the Chavis Heights property. The CD staff has included RHA's plan into the overall plan for the revitalization of this section of town. These efforts are included in the CAPER and have been HUD approved.

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

This option will be used if there are no HOPE VI funds available for providing replacement public housing units following the demolition of Chavis Heights. Project basing the vouchers will enable a nearly equal substitute to match the subsidy available to public housing families.

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

These details have not yet been worked out. RHA still plans to pursue HOPE VI funding but also must have alternative replacement plans if HOPE VI funds are not awarded. The current plan is that the units will be constructed on the site where Chavis Heights currently stands. RHA understands it will need to pursue a waiver to utilize project-based section 8 in this minority census tract. RHA is looking at all of its options including project-based vouchers, tax credits and bond financing. Plans will not be finalized until the HOPE VI situation is resolved.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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
XX	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
XX	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
XX	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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	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.	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	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
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
XX	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
XX	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
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
XX	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
TBD	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
XX	Cooperative 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
XX	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**Annual Statement/Performance and Evaluation Report/Annual Statement Five-Year Actio
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFR)
Summary**

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: NC19P00250104 Replacement Housing Factor Grant No:
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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		Other
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	135,000		
3	1408 Management Improvements	50,000		
4	1410 Administration	320,628		
5	1411 Audit	2,000		
6	1415 Liquidated Damages			
7	1430 Fees and Costs	100,000		
8	1440 Site Acquisition			
9	1450 Site Improvement	188,000		
10	1460 Dwelling Structures	956,328		
11	1465.1 Dwelling Equipment—Nonexpendable	100,000		
12	1470 Nondwelling Structures	20,000		
13	1475 Nondwelling Equipment	80,000		
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs	10,000		
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency	200,000		
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,161,956		
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

**Annual Statement/Performance and Evaluation Report/Annual Statement for Five-Year Action
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)
Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program No: NC19P00250104 Replacement Housing Factor No:					Federal FY
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Real
	Original	Revised	Actual	Original	Revised	Actual	
NC2-5 Walnut Terrace	5/30/06			5/30/08			
NC-7 Kentwood	5/30/06			5/30/08			
NC2-12 Heritage Park	5/30/06			5/30/08			
NC2-13 Heritage Park	5/30/06			5/30/08			
NC2-18 Birchwood	5/30/06			5/30/08			
NC2-20 Eastwood	5/30/06			5/30/08			
NC2-31/32/33/34/35 Scattered Sites	5/30/06			5/30/08			

PHA Name Housing Authority of the City of Raleigh				X Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2005	Work Statement for Year 3 FFY Grant: PHA FY: 2006	Work Statement for Year 4 FFY Grant: PHA FY: 2007
	Annual Statement			
NC2-1,3 Chavis Heights				
NC2-5 Walnut Terrace				
NC2-6 Glenwood Towers				

PHA Name Housing Authority of the City of Raleigh				X Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2005	Work Statement for Year 3 FFY Grant: PHA FY: 2006	Work Statement for Year 4 FFY Grant: PHA FY: 2007
NC2-7 Kentwood Apartments		Bathroom Renovations Replace Entry Doors		
NC2-10 The Oaks		Bathroom Renovations		Install Concrete Patios
NC2-11 Mayview		Windows/Screens	Security Camera	
NC2-12 Heritage Park			Bathroom Renovations Paint Interiors	
NC2-13 Heritage Park		Bathroom Renovations	Pave Parking Lots	
NC2-2-14 Meadowridge		Cabinets & Counters	Replace Shed Doors	
NC2-15 Carriage House				
NC2-18 Birchwood			Bathroom Renovations Paint Interiors Floor Tile Replacement Shingles Cleaned	
NC2-19 Valleybrook			Bathroom Renovations Floor Tile Replacement	
NC2-20 Eastwood Court				Replace Entry/Screen Doors
NC2-21 Stonecrest			Bathroom Renovations Replace Entry Doors	Patio Dividers Floor Tile Replacement Security Camera
NC 2-22 Terrace Park			Security Camera	Bathroom Renovations Paint Interiors
NC2-25 Berkshire				Replace Bathroom Vitr

PHA Name Housing Authority of the City of Raleigh				X Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2005	Work Statement for Year 3 FFY Grant: PHA FY: 2006	Work Statement for Year 4 FFY Grant: PHA FY: 2007
NC2-31,32,33,34,35 Scattered Sites		Paint/Power Wash	Paint/Power Wash	Paint/Power Wash
HA-Wide		PM & E Emergency Landscape Carpet 504 Compliance Gutters Tile Replacement Cabinet Replacement Appliances	PM & E Emergency Landscape Carpet 504 Compliance Gutters Floor Tile Replacement Cabinet Replacement Appliances	PM & E Emergency Landscape Carpet 504 compliance Gutters Floor Tile Replacement Cabinet Replacement Appliances
Administration		Operation Management Improvements Administration Audit A & E Fees & Cost Non-Dwelling Building Non-Dwelling Equipment Vehicles Relocation Contingency	Operation Management Improvements Administration Audit A & E Fees & Cost Non-Dwelling Building Non-Dwelling Equipment Vehicles Relocation Contingency	Operation Management Improvements Administration Audit A & E Fees & Cost Non-Dwelling Building Non-Dwelling Equipment Vehicles Relocation Contingency

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :02 FFY Grant: PHA FY: 2005	Activities for Year :03 FFY Grant: PHA FY: 2006

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See Annual Statement	NC2-1,3 Chavis Heights			NC2-1,3 Chavis Heights	
	NC2-5 Walnut Terrace			NC2-5 Walnut Terrace	
	NC2-6 Glenwood Towers			NC2-6 Glenwood Towers	
	NC2-7 Kentwood Apartments	Bathroom Renovations Replace Entry/Screens Doors	160,000 91,000	NC2-7 Kentwood Apartments	
	NC2-10 The Oaks	Bathroom Renovations	103,828	NC2-10 The Oaks	
	NC2-11 Mayview	Windows/Screens	128,597	NC2-11 Mayview	Security Cameras
	NC2-12 Heritage Park			NC2-12 Heritage Park	Bathroom Renovations (all) Paint Interiors
	NC2-13 Heritage Park	Bathroom Renovations (42 units)	108,500	NC2-13 Heritage Park	Pave Parking Lot
	NC2-14 Meadowridge	Cabinets & Counters	142,403	NC2-14 Meadowridge	Replace Shed Door
	NC2-15 Carriage House			NC2-15 Carriage House	
	NC2-18 Birchwood			NC2-18 Birchwood	Bathroom Renovations (all) Paint Interiors Floor Tile Replacement Gutters
	NC2-19 Valleybrook			NC2-19 Valleybrook	Bathroom Renovations (all) Floor Tile Replacement (all)
	NC2-20 Eastwood Court			NC2-20 Eastwood Court	
	NC2-21 Stonecrest			NC2-21 Stonecrest	Bathroom Renovations (all) Replace Entry Door
	NC2-22 Terrace Park			NC2-22 Terrace Park	Security Cameras
	NC2-25 Berkshire			NC2-25 Berkshire	
	NC2-31,32,33,34,35 Scattered Sites	Paint/Power Wash	40,000	NC2-31,32,33,34,35 Scattered Sites	Paint/Power Wash
	HA-Wide	PM & E emergency	45,000	HA-Wide	PM & E emergency
		Landscape	75,000		Landscape
		Carpet	70,000		Carpet
		504 Compliance	25,000		504 Compliance
		Gutters	10,000		Gutters
		Tile Replacement	75,000		Tile Replacement
		Cabinet Replacement	70,000		Cabinet Replacement
		Appliances	100,000		Appliances

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :02 FFY Grant: PHA FY: 2005			Activities for Year :02 FFY Grant: PHA FY: 2005	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	ADMINISTRATION	Operations Management Improvements Administration Audit A & E Fees & Cost Non-Dwelling Building Non-Dwelling Equipment Vehicles Relocation Contingency	135,000 50,000 320,628 2,000 50,000 50,000 20,000 10,000 70,000 10,000 200,000	ADMINISTRATION	Operations Management Improvements Administration Audit A & E Fees & Cost Non-Dwelling Non-Dwelling Equipment Vehicles Relocation Contingency
	Total CFP Estimated Cost		2,161,956		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :04 FFY Grant: PHA FY: 2007			Activities for Year :04 FFY Grant: PHA FY: 2007	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	NC2-1,3 Chavis Heights			NC2-1,3 Chavis Heights	
Annual	NC2-5 Walnut Terrace			NC2-5 Walnut Terrace	Replacement S Doors (all) Waterlines (all)
Statement	NC2-6 Glenwood Towers			NC2-6 Glenwood Towers	
	NC2-7 Kentwood Apartments			NC2-7 Kentwood Apartments	
	NC2-10 The Oaks	Install Concrete Patios	80,000	NC2-10 The Oaks	Security Camer
	NC2-11 Mayview			NC2-11 Mayview	Pave Parking L Gas Lines Insta
	NC2-12 Heritage Park			NC2-12 Heritage Park	Floor Tiles (all downstairs)
	NC2-13 Heritage Park			NC2-13 Heritage Park	Replace Entry 1 and Dead Bolts
	NC2-14 Meadowridge			NC2-14 Meadowridge	Vinyl Siding R Mail Boxes Security Camer
	NC2-15 Carriage House			NC2-15 Carriage House	
	NC2-18 Birchwood			NC2-18 Birchwood	
	NC2-19 Valleybrook			NC2-19Valleybrook	
	NC2-20 Eastwood Court	Replace Entry /Screens Doors	150,000	NC2-20 Eastwood Court	
	NC2-21 Stonecrest	Patio Dividers Floor tile Replacement Security Camera	45,731 210,000 22,597	NC2-21 Stonecrest	Pave Parking L Window and S Replacement
	NC2-22 Terrace Park	Bathroom Renovations (all) Paint Interiors (all)	150,000 75,000	NC2-22 Terrace Park	
	NC2-25 Berkshire	Replace Bathroom Vinyl	41,000	NC2-25 Berkshire	Mail boxes Security Camer
	NC 2-31,32,33,34,35 Scattered Sites	Paint/Power Wash	40,000	NC2-31,32,33,34,35 Scattered Sites	NC2-31,32,33, Scattered Sites
	HA-Wide	PM & E emergency	45,000	HA-Wide	PM & E emerg
		Landscape	75,000		Landscape
		Carpet	50,000		Carpet
		504 Compliance	25,000		504 Complianc
		Gutters	10,000		Gutters
		Floor Tile Replacement	75,000		Floor Tile Repl
		Appliances	100,000		Appliances
		Cabinet Replacement	50,000		Cabinet Replac

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :04 FFY Grant: PHA FY: 2007			Activities for Year :04 FFY Grant: PHA FY: 2007	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	ADMINISTRATION	Operations Management Improvements Administration Audit A & E Fees & Cost Non-Dwelling Building Non-Dwelling Equipment Vehicles Relocation Contingency	135,000 50,000 320,628 2,000 50,000 50,000 20,000 10,000 70,000 10,000 200,000	ADMINISTRATION	Operations Management Improvements Administration Audit A & E Fees & Cost Non-Dwelling Non-Dwelling Equipment Vehicles Relocation Contingency
	Total CFP Estimated Cost		2,161,956		

Attachment A

STATEMENT OF PROGRESS

The following is an update of the status of goals reflected in the FY 2003-2004 Agency Plan for April 1, 2003 – March 31, 2004

Goal 1- Increase the availability of decent, safe and affordable housing

- RHA received a total of 950 welfare to work vouchers and was able to utilize this allocation. As a result of the success, RHA secure approval to convert an additional 800 vouchers to welfare to work vouchers.
- RHA also leased up 416 Fair Share Allocation vouchers. As a result the section 8 program has doubled in less than three years.
- RHA has implemented a marketing plan to assist to build up a pool of applicants for each bedroom size. The apartment vacancy rate is approaching 13%. Senior housing continues to be a particular concern in our local market. Currently there are applicant pools for each bedroom size. RHA also started checking eligibility in areas such as criminal records and outstanding balances owed to RHA before placing applicants on the waiting list.
- RHA's non-profit subsidiary, Capitol Area Developments completed construction of 90-unit elderly tax credit building of Parkview Manor. All 90 units were leased by November 15, 2002.
- RHA completed the purchase of 117 single-family homes in non-poverty, non-minority areas under the 1999 HOPE VI. All of these homes are occupied. RHA extended the time limit on these homes to 10 years to provide the families more time to prepare for homeownership.
- RHA received a score of "A" under PHAS and continues to be a high performer.
- RHA continues to follow its schedule of installing air conditioning in its public housing units.
- RHA has implemented stringent Section 8 inspection standards to reduce the exposure of children to lead-based paint hazards including remediation and abatement of the hazard. This included winning an appeal to HUD headquarters about removing all plastic mini-blinds from units. RHA also received certification from the State of North Carolina attesting RHA pre-1978 properties are lead-safe.
- All public housing units are inspected annually and some are inspected quarterly.

Goal 2- Improve Community Quality of Life and Economic Vitality

- Security improvements have been made in public housing including the installation of security cameras, fencing and lighting improvements. RHA is also working with the police department to improve the reporting of criminal activities in public housing. RHA has secured after hours services of police officers in Glenwood Towers our elderly designated high rise. They also provide services in Carriage House, another elderly designated complex. RHA is hoping to be able to hire a security officer if funding permits.
- Secured HUD approval for the demolition of Chavis Heights, a 64-year old property. Relocation is underway in accordance with the Uniform Relocation Act of 1970.
- All applicants are screened for criminal records and previous landlord references are checked.

- RHA continues to partner with Community Learning Partners to provide access to computer learning centers for children and adults. There are now five centers in operation and another planned to open in the 1999 HOPE VI site of Capitol Park.
- A police officer continues to be housed in the Glenwood Towers units to improve security for the seniors. RHA is recruiting other officers for other locations.

Goal 3- Promote Self-Sufficiency and Asset Development of Families and Individuals.

- RHA has funded job training programs and educational programs for residents.
- RHA sponsors money management and credit management programs for both Section 8 and public housing residents.
- RHA is phasing out the Family Self-Sufficiency Program and replacing it with Keep Earning Your Success (KEYS) This is a homeownership program in which RHA will provide downpayment and closing cost assistance for persons that have successfully completed the program.
- Continue to offer single family homes as incentive units for residents that work. These homes are training units for potential home buyers. RHA intends to develop a homeownership program this fiscal year to sell some of these units.

Goal 4- Ensure Equal Opportunity in Housing for All Americans

- The marketing brochure has been widely distributed to promote public housing to all segments of the local population.
- Continue to provide reasonable accommodation to residents in need of such.

Attachment B: Voluntary Conversion

- a.) How many of the PHA's developments are subject to the Required Initial Assessment? **17**
- b.) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? **2**
- c.) How many Assessments were conducted for the PHA's covered developments? **17**
- d.) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment:
None

If the PHA has not completed the Required Initial Assessments, describe the status. **Completed**

Attachment C

RESIDENT BOARD MEMBER

All members of the Board of Commissioners are appointed by the Mayor of Raleigh as required by state statute. The current representative is Doris Wrench of 116 Saint Mary's Street. Her most recent term started September 21, 1999 and will expire September 20, 2004. Ms. Wrench is a senior citizen that is president of her community and also serves as the Secretary of the Intercommunity Council, Inc. which is the authority-wide resident organization.

Attachment D

RESIDENT ADVISORY BOARD MEMBERSHIP

1. Lelia Sanders- 2 Hyde Terrace, Raleigh, NC 27601
2. Delores Perry- 1141 Walnut Terrace, Raleigh, NC 27601
3. Violet Gilleland- 509 Glenwood Ave. Apt. 202, Raleigh, NC 27603
4. Paulette Barnes- 1154 Clanton Street, Raleigh, NC 27606
5. Lottie Moore- 506 Lipscomb Court, Raleigh, NC 27609
6. Joanne Taylor- 2138 Mayview Road, Raleigh, NC 27607
7. Josephine McCullers- 533 Dorothea Drive, Raleigh, NC 27601
8. Barbara Sneed, 3549 Meadowridge Drive, Raleigh, NC 27604
9. Doris Wrench, 116 St. Mary's Street, Apt. 608, Raleigh, NC 27605
10. Lisa Jackson, 4722 Leafcrest Court, Raleigh, NC 27604
11. Mable Whitaker- 3934 Haresnipe Court, Raleigh, NC 27613
12. Ida Watson-McLean- 6700 Terrace Park Court, Raleigh, NC 27616
13. Hazel Denning- 8423 Berkshire Village Court, Raleigh, NC 27616
- 14.** Felicia Harris- 3401 Planet Drive, Raleigh, NC 27604

Section 8 Representatives

15. Kimberly McKinnon- 2905 Bath Circle, Raleigh, NC 27610
16. Annie Singletary- 708 Ellington Street, Apt. 203, Raleigh, NC 27601

Attachment E

Definition of Substantial Deviation

This agency plan will be modified only in cases where there is a change that results in a significant change in the mission or purpose of the Raleigh Housing Authority. Other changes affecting resident benefits will be made available for public review and comment for at least 30 days prior to the effective date of the change.





