OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

nc016v05

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

PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Salisbury, NC

PHA Number: NC19PO16

PHA Fiscal Year Beginning: (07/2004)

Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[24 CFR Part 903.5]

A. Mission

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

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

To provide safe, affordable housing in good repair to low and moderate income families while encouraging self-sufficiency and promoting economic opportunities for residents.

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:
- ☐ Reduce public housing vacancies:
- ☒ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments
- ☒ Other (list below)

Produce and begin implementation of a development plan that will allow redevelopment of NC19PO16-09 through the use of anticipated Replacement Housing Factor Funds.

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

- ☐ Improve public housing management: (PHAS score)
- ☐ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:

- ☐ Demolish or dispose of obsolete public housing:
- ☒ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☒ Other: (list below)

Submit a redevelopment plan for NC19PO16-09 to the Department of Housing and Urban Development for approval and begin the pre-construction work necessary to implement such a plan.

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☐ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

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:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: (list below)

Continue to implement measures previously established to update/modernize communities as funds allow, deconcentrate poverty and promote income mixing.

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:

- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: (list below)

Continue the Family Self-Sufficiency Program, as funding will allow, to assist families in becoming self-sufficient by providing limited support for educational activities, transportation needs and other supportive services that help eliminate stumbling blocks for families currently dependent on government assistance in any form.

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)

Educate applicants and residents on equal opportunities and affirmatively further fair housing.

Other PHA Goals and Objectives: (list below)

1. Continue to diversify current operations
2. Continue to identify and pursue alternative funding sources
    a. Identify and develop grant/funding requests annually and implement programs as grants/funding requests are awarded.
    b. Continue to seek mixed finance opportunities through various mechanisms as they become available.
    c. Within the next 12 months prepare and submite a development Plan to HUD for approval.
        i. Once Development Plan is approved by HUD formally begin the redevelopment of NC19PO16-09
        ii. Use Replacement Housing Factor (RHF) funds in conjunction with additional funding to leverage mixed financing resources in the redevelopment of NC19PO16-09.

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 requires each Public Housing Agency (PHA) to develop a Housing Agency Plan in concert with a Resident Advisory Board. Each Housing Agency Plan must address five-year goals and objectives (Five Year Plan) as well as routine policies, procedures and programs (Annual Plan). This Executive Summary provides an overview of the Salisbury Housing Authority's proposed FY 2004 Housing Plan.

FIVE YEAR GOALS

- Expand the supply of affordable rental housing by building new units or acquire and renovate existing units, using tax credits, HOME Funds, state grants, bonds or other funding sources as deemed appropriate.
- Improve the quality of assisted housing by continuing to modernize and add amenities to existing public housing units.
- Continue to promote self-sufficiency and asset development of families and individuals by attracting and coordinating services through the Family Self-Sufficiency Program. (As funding allows).
- Identify and pursue alternative funding sources so the Authority is not solely dependent upon HUD operating and capital grants.
- Expand the section 8 program by 2005 if vouchers are made available.
- Build single family detached housing or duplex housing units conducive to the neighborhood on the vacant site at NC19PO16-09.
- Continue to convert the approved 4 and 5 bedroom single units to one and/or two bedroom duplexes to increase unit numbers and to further modernize existing units.

HOUSING NEEDS
Per the City's Consolidated Plan, the provision of affordable housing to low income families is the City's top priority. The Authority's goal to develop additional affordable housing complies fully with the City's identified housing needs priorities.

CAPTALIMPROVMENT NEEDS
Modernization and addition of amenities such as central heating and air conditioning are needed to allow the Authority to continue to be competitive in the rental market in Salisbury. Please refer to the 2004 CFP Annual statement for details of anticipated capital improvements.

RESIDENT ADVISORY BOARD
The Resident Advisory Board continues to play an important part in directing the authority's focus. The President of the Resident Advisory Board is also a member of the Board of Commissioners for the Authority.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	Page #
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	6
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	22
5. Operations and Management Policies	26
6. Grievance Procedures	27
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	34
12. Community Service Programs	35
13. Crime and Safety	38
14. Pets (Inactive for January 1 PHAs)	
15. Civil Rights Certifications (included with PHA Plan Certifications)	40
16. Audit	
17. Asset Management	
18. Other Information	41

Attachments

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

Required Attachments:

☒ Admissions Policy for Deconcentration nc016v04a
☒ FY 2004 Capital Fund Program Annual Statement nc016v04f
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart
☒ FY 2004 Capital Fund Program 5 Year Action Plan nc016v04g
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)

Statement of Progress meeting 5-year plan goals nc016v04b
Resident Membership on Governing Board nc016v04c
Membership of Resident Advisory Board nc016v04d
Definition for Substantial Deviations and Significant Amendments nc016v04e
2003 CFP (103) Annual Statement Performance & Evaluation Report nc016v04h
2003 CFP (203) Annual Statement Performance & Evaluation Report nc016v04i
2002 CFP Annual Statement Performance & Evaluation Report nc016v04j
2001 CFP Annual Statement Performance & Evaluation Report nc016v04k
Voluntary Conversion Requirement nc016v04l

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	the PHA's involvement.	
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	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	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	136	5	4	n/a	n/a	3	n/a
Income >30% but <=50% of AMI	85	5	4			3	
Income >50% but <80% of AMI	17	5	4			3	
Elderly	18	5	4			3	
Families with Disabilities	3						
Race/Ethnicity (white)	22	5	4			3	
Race/Ethnicity (black)	216	5	4			3	
Race/Ethnicity							
Race/Ethnicity							

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

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2003

☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
Current waiting list information

B. 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 Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ 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	45		158
Extremely low income <=30% AMI	36	80	
Very low income (>30% but <=50% AMI)	8	17.8	
Low income (>50% but <80% AMI)	1	2.2	
Families with children	24	53.3	
Elderly families	13	28.9	
Families with Disabilities	0		
Race/ethnicity (w)	10	22	
Race/ethnicity (b)	35	78	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	21	47	
2 BR	14	31	
3 BR	9	20	

Housing Needs of Families on the Waiting List			
4 BR	1	2	
5 BR			
5+ BR			

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ 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	193		8
Extremely low income <=30% AMI	100	52	
Very low income (>30% but <=50% AMI)	77	40	
Low income (>50% but <80% AMI)	16	8	
Families with children	146	76	
Elderly families	5	3	
Families with Disabilities	3	2	
Race/ethnicity (w)	12	6	
Race/ethnicity (b)	181	94	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List			
Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☒ Reduce time to renovate public housing units

☒ Seek replacement of public housing units lost to the inventory through mixed finance development

☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

☒ 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
☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☐ Other: (list below)

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☐ Seek designation of public housing for the elderly

☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☐ Apply for special-purpose 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)

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

☒ Funding constraints

☒ Staffing constraints
☒ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☒ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing 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 2004 grants)**		
a) Public Housing Operating Fund	$942,855.00	
b) Public Housing Capital Fund	880,427.00	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	312,701.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		
2004 Replacement Housing Factor	15,000.00 (est.)	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2002 Capital Fund	26,767.00	
2003 Capital Fund NC19PO1650103	425,790.00	
2003 Capital Fund NC19PO1650203	146,307.00	
3. Public Housing Dwelling Rental Income	988,944.00	
Late charges, work order charges and Yadkin Housing Admin Fee	90,430.00	
Excess utilities	42,000.00	
4. Other income (list below)		
Interest	12,924.00	
4. Non-federal sources (list below)	-0-	
Total resources	3,884,145.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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: (state number)

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

☒ Other: (describe)

At time application is taken.

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

☒ Criminal or Drug-related activity
☒ Rental history
☐ Housekeeping
☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)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
☐ Other (list below)

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

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

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

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

(3) Assignment

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

☒ One
☐ Two
☐ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

1st ☒ 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)

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.

2nd X Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

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 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)

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)
Resident Handbook

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)
When there is a loss or addition to the family group of another member who should become lessee or has income.

(6) Deconcentration and Income Mixing

See attachment nc016v05a for further details

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

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☒ Notapplicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☒ Criminal or drug-related activity

☒ Other (describe below)

Payment history, housekeeping

(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:
1. In need of larger unit – these are in limited supply; 2. Applicant can justify they cannot find an appropriate unit to meet their needs; and 3. Affordability issue.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
High rent burden (rent+utility costs are > 31% of income).

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.

2 Date and Time

Former Federal preferences
Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

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)
1 High Rent Burden

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA 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)

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

☒ Through published notices

☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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)

☒ 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))

---or---

☐ 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% than 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)

When there is a reduction in income that would result in reduced rent.

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

(2) Flat Rents

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

☐ 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)

Fair Market Rents

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 below100% 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)

(2) Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☐ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability

of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) nc016v02a

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name nc016v02b

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) 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:

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

The PHA is anticipating to receive Replacement Housing Factor Funding in the upcoming plan year. We will use these funds to assist in the modernization of unit conversions or possibly to begin the redevelopment of NC16-09. However, prior to any redevelopment work we must submit to HUD for approval an appropriate development plan.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-sufficiency program	*13*	*Specific criteria*	*Main office*	*both*

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	13
Section 8	0	0

b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination
☒ Actively notifying residents of new policy at times in addition to admission and reexamination.

☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☐ Safety and security survey of residents
☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☐ Resident reports
☐ PHA employee reports
☐ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

☐ Other (describe below)

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

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☐ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

☐ Attached at Attachment (File name)
☒ Provided below:

No specific comments were received. RAB was satisfied with the Plan(s) as developed and presented for their review by Housing Staff.

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

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Salisbury, NC

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

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

The Housing Authority agrees to provide residents participating in the FSS program direction to Homeownership Programs provided by the City when appropriate.

☐ Other: (list below)

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

As reported in the City of Salisbury Consolidated Annual Performance and Evaluation Report, "The City continues to work . . .with the Salisbury Housing Authority to

provide assistance in helping residents of public housing move into their own homes. In process of developing goals, needs, strategies and priorities for submission of the Annual Comprehensive Plan, a partnership between the Housing Authority staff and residents has been established to maximize resident participation. Housing Authority staff believes that this is an important factor in effective contribution by residents in the planning, development and monitoring of the Comprehensive Plan."

D. Other Information Required by HUD

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

Attachments

Attachment nc016v05a Admissions Policy for Deconcentration

The Housing Authority makes every efforts to deconcentrate families of certain income characteristics within the Authority's developments. To achieve this the Authority will conduct an analysis annually to determine if there is a need to activate a decontraction effort. If the analysis shows a significant need the Authority will offer incentives for eligible families having higher incomes to occupy dwelling units in projects occupied by families having lower incomes and provide for occupancy of eligible families having lower incomes in projects occupied by eligible families having higher incomes.

The Housing Authority will track the income mix within each project as an effort to avoid a concentration of higher or lower income families in any one building or development.

Component 3. (6) Deconcentration and Income Mixing

PIH Notice 2001-4 questions:

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. Yes

Do any of these covered developments have average incomes above or below 85% to 115% of average incomes of all such developments? If no, this section is complete. Yes

If yes, list these developments as follows:

Development Name:	Number of Units	Explanation (if any) [see step 4 ay 903.2c(1)(iv)]	Deconcentration Policy (if no explanation) {See step 5 at 903.2(c)(1)(v)]
NC016001	38	2 households have incomes > $25,000 which skew the average	
NC016005	51	3 Households have incomes > $30,000	

		and 4 other have incomes > than $20,000 skewing the average	
NC016007	64	Only one Household has an income > than $24,000	

Attachment nc016v03b Statement of Progress meeting 5-Year Plan Goals

The Salisbury Housing Authority is on track in meeting its 5 year Plan Goals as funding has allowed. However, with the elimination of the PHDEP and the reduction in Capital Fund Program monies funding has been reduced in the over all areas of capital improvements resulting in a delay in listed plan improvements. Improvements, although delayed, have been proceeding just at a slower pace than originally anticipated.

Attachment nc016v03c Resident Membership in the Governing Board

The current Governing Board is comprised of 5 members one of which is a resident of the Housing Authority. Ms. Powell was appointed to the Housing Authority Board by the City of Salisbury's Mayor. Ms. Powell also holds the elected position of the Resident Advisory Board President. (This is the same as stated in the 2003 PHA Plan submission)

Attachment nc016v03d Resident Advisory Board Membership list

Mary Powell President
Veta Pulliam Vice President
Lauressa Robinson
Robert Pulliam
Lillian Henderson
Carrie Graham
William Sherrill
Kathleen Propst

Attachment nc016v03e Criteria for Substantial Deviation and Significant Amendments

Substantial deviations or significant amendments or modifications are defined as discretionary in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners. (This is the same as stated in the 2003 PHA Plan Submission)

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessment? 7

b. How many of the PHA's developments are not subject tp the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 1

c. How many assessments were conducted for the PHA's covered developments? 1 per development

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: none

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Assessments have been completed.

Following Attachments in Landscape Layout format

Nc016v03f Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: NC19PO1650104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

☒ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	150,000			
3	1408 Management Improvements	75,000			
4	1410 Administration	88,042			
5	1411 Audit	500			
6	1415 Liquidated Damages	----			
7	1430 Fees and Costs	75,000			
8	1440 Site Acquisition	----			
9	1450 Site Improvement	55,000			
10	1460 Dwelling Structures	326,885			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Nondwelling Structures	28,000			
13	1475 Nondwelling Equipment	50,000			
14	1485 Demolition	----			
15	1490 Replacement Reserve	----			
16	1492 Moving to Work Demonstration	----			
17	1495.1 Relocation Costs	----			
18	1499 Development Activities	2,000			
19	1501 Collaterization or Debt Service	----			
20	1502 Contingency	----			
21	Amount of Annual Grant: (sum of lines 2 – 20)	880,427			
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	40,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	140,000			

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: NC19PO1650104 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	OPERATIONS	1406		150,000				
PHA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	FSS Program			5,000				
	Security lighting			10,000				
	Staff/Resident training			5,000				
	Resident Services			20,000				
	Computer Software			500				
	Law Enforcement			33,500				
	Misc. Management Improvements			1,000				
	TOTAL			**75,000**				
PHA-Wide	**ADMINISTRATION**	**1410**		**88,042**				
PHA-Wide	**AUDIT**	**1411**		**500**				
PHA-Wide	**FEES & COSTS**	**1430**		**75,000**				
PHA-Wide	SITE IMPROVEMENTS	1450						
	Sidewalk/Drive work/repairs			25,000				
	Tree work/removal			20,000				
	Landscaping			5,000				
	Misc. Site Improvements			5,000				
	TOTAL			**55,000**				

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

PHA Name: Housing Authority of the City of Salisbury, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO1650104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES	1460						
Various Locations	Unit Conversion		1 unit	75,000				
NC016-01,02 & 03	Ground electrical boxes			18,000				
NC016-06	Exterior doors/screens & window screens		98 units	225,885				
PHA- Wide	Misc. Dwelling Structures			8,000				
	TOTAL			**326,885**				
	DWELLING EQUIPMENT – NON-EXPENDABLE	1465. 01						
PHA-Wide	Ranges/Refrigerators			25,000				
	Water Meters			5,000				
	TOTAL			**30,000**				
	NON-DWELLING STRUCTURES	1470						
	Bathroom renovations		7	25,000				
PHA-Wide	Misc. Non-Dwelling structures			3,000				
	TOTAL			**28,000**				
	NON-DWELLING EQUIPMENT	1475						
	Vehicles		1	20,000				
	Tractor		1	25,000				
	Misc. Non-dwelling Structures			5,000				

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: NC19PO1650104 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	TOTAL			**50,000**				
PHA-Wide	DEVELOPMENT ACTIVITIES	1499		2,000				
	GRAND TOTAL			**880,427**				

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

PHA Name: Housing Authority of the City of Salisbury, NC	**Grant Type and Number** Capital Fund Program No: NC19PO1650104 Replacement Housing Factor No:	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ALL	9/2006						

Nc016v03g Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name Housing Authority of the City of Salisbury, NC				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
NC16-01 Pine Hills					
1450 Site Improvements		30,000	20,000	-0-	-0-
1460 Dwelling structures		70,000	105,000	75,000	75,000
1465.01 Dwelling Equipment Nonexp.		5,000	5,000	5,000	5,000
1470 Nondwelling structures		5,000	5,000	5,000	5,000
1475 Nondwelling Equipment		1,000	1,000	1,000	1,000
Pine Hills TOTAL		**111,000**	**136,000**	**86,000**	**86,000**
NC016-02 Civic Park					
Site Improvements		20,000	10,000	36,000	5,000
Dwelling Structures		67,000	86,400	75,200	160,000
Dwelling Equipment Nonexp.		5,000	5,000	5,000	5,000
Nondwelling structures		5,000	5,000	5,000	5,000
Nondwelling equipment		10,000	1,000	1,000	1,000
Civic Park TOTAL		**107,000**	**107,400**	**122,200**	**176,000**
NC16-03 Brookview					
Site Improvements		40,000	100,000	30,000	25,000
Dwelling Structures		20,000	10,000	50,000	50,000
Dwelling Equipment Nonexp.		5,000	5,000	5,000	5,000
Nondwelling structures		5,000	5,000	5,000	5,000
Nondwelling equipment		10,000	5,000	5,000	5,000

Brookview TOTAL		**80,000**	**125,000**	**95,000**	**90,000**
NC16-04					
Site Improvements		10,000	10,000	47,000	10,000
Dwelling Structures		20,000	20,000	20,000	20,000
Dwelling Equipment Nonexp.		5,000	5,000	5,000	5,000
Nondwelling Structures		-0-	-0-	-0-	-0-
Nondwelling Equipment		5,000	5,000	5,000	5,000
NC016-04 TOTAL		**40,000**	**40,000**	**77,000**	**40,000**
NC16-05					
Site Improvements		10,000	45,000	30,000	10,000
Dwelling structures		349,500	135,000	375,000	260,000
Dwelling Equipment Nonexp.		5,000	5,000	5,000	5,000
Nondwelling Structures		5,000	5,000	5,000	5,000
Nondwelling Equipment		1,000	1,000	1,000	1,000
NC016-05 TOTAL		**370,500**	**191,000**	**416,000**	**281,000**
NC16-06					
Site Improvements		80,000	35,000	-0-	-0-
Dwelling Structures		612,500	532,000	597,000	686,000
Dwelling equipment nonexp.		50,000	-0-	-0-	-0-
Nondwelling structures		5,000	5,000	-0-	-0-
Nondwelling equipment		1,000	1,000	-0-	-0-
NC16-06 TOTAL		**748,500**	**573,000**	**597,000**	**686,000**
NC16-07					
Site Improvements		5,000	25,000	30,000	5,000
Dwelling Structure		332,400	472,000	313,000	282,500
Dwelling Equipment Nonexp.		-0-	5,000	5,000	30,000
Nondwelling structures		5,000	5,000	5,000	3,000
Nondwelling equipment		1,000	1,000	1,000	1,000
NC16-07 TOTAL		**343,400**	**508,000**	**354,000**	**321,500**
NC16-08					
Site Improvements		40,000	60,000	5,000	5,000
Dwelling Structure		197,200	371,200	232,000	174,000
Dwelling Equipment Nonexp.		5,000	25,000	1,000	1,000
Nondwelling structures		5,000	5,000	5,000	5,000

Nondwelling equipment		1,000	1,000	1,000	1,000
NC16-08 TOTAL		**248,200**	**462,200**	**244,000**	**186,000**
PHA WIDE					
Operations		125,000	125,000	125,000	125,000
Management Improvements		45,000	45,000	45,000	45,000
Administration		88,000	89,000	90,000	91,000
Fees & Costs		50,000	50,000	50,000	50,000
Site Improvements		20,000	20,000	20,000	20,000
Nondwelling equipment		25,000	30,000	40,000	25,000
Development activities		100,000	100,000	100,000	100,000
PHA Wide TOTAL		**453,000**	**459,000**	**470,000**	**456,000**
CFP Funds Listed for 5-year planning		***2,501,600***	***2,601,600***	***2,461,200***	***2,322,500***
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :2005 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 2006 FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	***Pine Hills/ Nc16-01***	***1450- Site Improvments***		*Pine Hills/NC16-01*	***1450***	
Annual		Remove Brick Enclosures	10,000		Tree work	20,000
Statement		Sidewalk work	20,000		*1460*	
		1460-Dwelling Strucutres			Roofs	72,000
		Remove Chimneys	60,000		Gutters& Downspouts	33,000
		Ground Electrical Boxes	10,000		*1465.01*	
		1465.01-Dwlg. Eqp. N/E			Ranges/Refrigerators/ Water Meters	5,000
		Ranges/Refrigerators/ Water Meters	5,000		*1470*	
		1470-N0ndwlg. Struct.			Misc.	5,000
		Misc.	5,000		*1475*	
		1475 – Nondwlg Eqp.			Misc.	1,000
		Misc.	1,000			
	TOTAL		***111,000***	*TOTAL*		136,000
	Civic Park/ NC16-02	***1450***		*Civic Park/NC16-02*	1450	
		Tree Work	20,000		Remove Retaining walls	10,000
		1460			1460	
		Remove Chimneys	37,000		Roofs	86,400
		Dryer vents/Electrical outlets	10,000		1465.01	

		Ground Electrical Boxes	15,000		Ranges/Refrigerators/ Water meters	5,000
		Exterior Handrails	5,000		1470	
		1465.01			Misc.	5,000
		Ranges/Refregerators/ water meters	5,000		1475	
		1470			Misc.	1,000
		Misc.	5,000			
		1475				
		Misc.	1,000			
	TOTAL		107,000	*TOTAL*		107,400
	Brookview/NC16-03	1450		*Brookview/NC16-03*	1450	
		Landscaping	25,000		Additional Parking	100,000
		Sidewalks	10,000		1460	
		Sprinkler removal	5,000		Misc.	10,000
		1460			1465.01	
		Ground Electrical Boxes	20,000		Ranges/refrigerators/ Water Meters	5,000
		1465.01			1470	
		Ranges/Refrigerators/ Water meters	5,000		Misc.	5,000
		1470			1475	
		Misc.	5,000		Misc.	1,000
		1475				
		Misc.	1,000			
	TOTAL		80,000	TOTAL		125,000
	NC16-04	1450		*NC16-04*	1450	
		landscaping	5,000		Paving	10,000
		Tree work	5,000		1460	
		1460			Vinyl Siding	15,000
		Roof Cleaning	10,000		Misc.	5,000
		Misc.	10,000		1465.01	
		1465.01			Ranges/Refrigerators/ Water meters	5,000

		Ranges/Refrigerators/ Water meters	5,000		1475	
		1475	5,000		Misc.	5,000
	TOTAL		40,000	TOTAL		40,000
	NC16-05	1450		*NC16-05*	1450	
		Landscaping	5,000		Sidewalks	20,000
		Tree Work	5,000		Landscaping	10,000
		1460			Tree Work	15,000
		Roofs	72,000		1460	
		Gutters/Down Spouts	27,500		New Windows & Screens	100,000
		Insulation	25,000		Interior Renovations	35,000
		New HVAC	225,000		1465.01	
		1465.01			Ranges/Refrigerators/ Water meters	5,000
		Ranges/Refrigerators/ Water meters	5,000		1470	
		1470			Misc.	5,000
		Misc.	5,000		1475	
		1475			Misc.	1,000
		Misc.	1,000			
	TOTAL		370,500	TOTAL		191,000
	NC16-06	1450		*NC16-06*	1450	
		Sidewalks	40,000		Storm Drain Modernization	35,000
		Landscaping	40,000		1460	
		1460			Gutter/Down Spouts	72,000
		Windows & Screens	196,000		Vinyl Siding	57,000
		Bath Renovations	343,000		Kitchen Renovations	33,000
		Porch Handrails	73,500		New Plumbing System	245,000
		1465.01			Modernization of Handicap Units	125,000
		Ranges/refrigerators/ Water meters	50,000		1470	

		1470			Misc.	5,000
		Misc.	5,000		1475	
		1475			Misc.	1,000
		Misc.	1,000			
	TOTAL		748,500	TOTAL		573,000
	NC16-07	1450		*NC16-07*	1450	
		Tree work	5,000		Sidewalks	25,000
		1460			1460	
		Roofs	73,200		New Windows & Screens	122,000
		Gutters/ Down Spouts	33,500		Interior Renovations	350,000
		insulation	30,500		1465.01	
		Kitchen Renovations	195,200		Ranges/Refrigerators/ Water meters	5,000
		1470			1470	
		Misc.	5,000		Misc.	5,000
					1475	
					Misc.	1,000
	TOTAL		343,400	TOTAL		508,000
	NC16-08	1450		*NC16-08*	1450	
		Landscaping	15,000		Drainage Modernization	10,000
		Sidewalks	25,000		Paving	45,000
		1460			Misc.	5,000
		Gutters/ Down spouts	63,800		1460	
		New Plumbing System	133,400		Kitchen Renovations	371,200
		1465.01			1465.01	
		Ranges/Refrigerators/ Water meters	5,000		Ranges/Refrigerators/ Water meters	25,000
		1470			1470	
		Misc.	5,000		Misc.	5,000
		1475			1475	
		Misc.	1,000		Misc.	1,000
	TOTAL		248,200	TOTAL		462,200

	PHA WIDE	1406	125,000	*PHA WIDE*	1406	125,000
		1408	45,000		1408	45,000
		1410	88,000		1410	89,000
		1411	50,000		1411	50,000
		1450	20,000		1450	20,00
		1470	25,000		1470	30,000
		1499	100,000		1499	100,000
	TOTAL		453,000	TOTAL		459,000
Total CFP Estimated Cost			$2,501,600			$2,601,600

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

Activities for Year 1	Activities for Year :2007 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 2008 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	***Pine Hills/ Nc16-01***	1460		*Pine Hills/ NC16-01*	1460	
Annual		Install A/C (Phase I)	75,000		Remaining A/c	75,000
Statement		*1465.01*			*1465.01*	
		Ranges/refrigerators/ Water meters	5,000		Ranges/Refrigerators/ Water Meters	5,000
		1470 Misc.	5,000		1470 Misc.	5,000
		1475 Misc.	1,000		1475 Misc.	1,000
	TOTAL		86,000	TOTAL		86,000
	Civic Park NC16-02	1450		*Civic Park/NC16-02*	1450 Misc.	5,000
		Modernize Drainage	36,000		***1460***	

		1460			New A/C w/ Sec. cages	160,000
		Gutters/ Down Spouts	39,200		1465.01	
		Porch overhangs	36,000		Ranges/Refrigerators/ Water Meters	5,000
		1465.01			1470 Misc.	5,000
		Ranges/Refrigerators/ Water meters	5,000		1475 Misc.	1,000
		1470 Misc.	5,000			
		1475 Misc.	1,000			
	TOTAL		122,200	TOTAL		176,000
	Brookview/NC16-03	1450		*Brookview/NC16-03*	1450	
		Tree work	30,000		Landscaping	25,000
		1460			1460	
		Roofs	50,000		Security Screens	50,000
		1465.01			1465.01	
		Ranges/Refrigerators/ Water meters	5,000		Range/Refrigerators/ Water meters	5,000
		1470 Misc.	5,000		1470 Misc.	5,000
		1475 Misc.	5,000		1475 Misc.	5,000
	TOTAL		95,000	TOTAL		90,000
	NC16-04	1450		*NC16-04*	1450	
		Sidewalks	10,000		Tree work	10,000
		Landscaping	15,000		1460	
		Parking	10,000		Concrete Work	10,000
		Storm Drains	12,000		Misc.	10,000
		1460			1465.01	
		A/C security cages	5,000		Ranges/Refrigerators/ Water meters	5,000
		Bath room updates	10,000		1475 Misc.	5,000
		Insulation	5,000			
		1465.01				
		Ranges/Refrigerators/ Water meters	5,000			

		1475 Misc.	5,000			
	TOTAL		77,000	TOTAL		40,000
	NC16-05	1450		*NC16-05*	1450	
		Landscaping	10,000		landscaping	5,000
		Tree work	10,000		Tree work	5,000
		Misc.	10,000		1460	
		1460			Kitchen Renovations	160,000
		Modernize Handicap Units	75,000		New Flooring	100,000
		New Electrical system	125,000		1465.01	
		New Plumbing System	175,000		Ranges/Refrigerators/ Water meters	5,000
		1465.01			1470 Misc.	5,000
		Ranges/Refrigerators/ Water meters	5,000		1475 Misc.	1,000
		1470 Misc.	5,000			
		1475 Misc.	1,000			
	TOTAL		416,000	TOTAL		281,000
	NC16-06	1460		*NC16-06*	1460	
		Interior renovations	68,000		New HVAC	441,000
		New electrical system	343,000		Floor Repairs	245,000
		Insulation	49,000			
		New Exterior doors & screens	137,200			
	TOTAL		597,000	TOTAL	686,000	
	NC16-07	1450		*NC16-07*	1450	
		Landscaping	15,000		Landscaping/tree work	5,000
		Tree work	15,000		1460	
		1460			New Plumbing system	152,500
		New electrical system	213,000		Bath Renovations	130,000
		Kitchen renovations	100,000		1465.01	
		1465.01			Ranges/Refrigerators/ Water meters	30,000

		Ranges/Refrigerators/ Water meters	5,000		1470 Misc.	3,000
		1470Misc.	5,000		1475 Misc.	1,000
		1475 Misc.	1,000			
	TOTAL		354,000	TOTAL		321,500
	NC16-08	1450 Misc.	5,000	*NC16-08*	1450 Misc.	5,000
		1460			1460	
		Windows & Screens	232,000		New floors	174,000
		1465.01			1465.01	
		Ranges/Refrigerators/ Water meters	1,000		Ranges/refrigerators/ Water meters	1,000
		1470 Misc.	5,000		1470 misc.	5,000
		1475 Misc.	1,000		1475 Misc.	1,000
	TOTAL		244,000	TOTAL		186,000
	PHA WIDE	1406	125,000	*PHA WIDE*	1406	125,000
		1408	45,000		1408	45,000
		1410	90,000		1410	91,000
		1411	50,000		1411	50,000
		1450	20,000		1450	20,000
		1470	40,000		1470	25,000
		1499	100,000		1499	100,000
	TOTAL		470,000	TOTAL		456,000
Total CFP Estimated Cost			$2,461,200			$2,322,500

Nc016v03h Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: **NC19PO1650103** Replacement Housing Factor Grant No:	Federal FY of Grant: **2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: 12/2003** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations ($178,448.20=Max.) 20%	**150,000.00**	**148,354.93**	**-0-**	**-0-**
3	1408 Management Improvements	**71,500.00**	**71,500.00**	**2,437.24**	**2,437.24**
4	1410 Administration ($89,224.10=Max. 10%)	**89,224.10**	**73,400.00**	**19,741.27**	
5	1411 Audit	**500.00**	**500.00**	**-0-**	**-0-**
6	1415 Liquidated Damages	--			
7	1430 Fees and Costs	**20,000.00**	**20,000.00**	**-0-**	**-0-**
8	1440 Site Acquisition	--			
9	1450 Site Improvement	**50,000.00**	**47,946.54**	**16,200.00**	
10	1460 Dwelling Structures	**443,016.90**	**294,817.29**	**205,849.62**	**5,849.62**
11	1465.1 Dwelling Equipment—Nonexpendable	**36,000.00**	**39,645.07**	**36,494.62**	**36,494.62**
12	1470 Nondwelling Structures	**5,000.00**	**7,860.00**	**-0-**	**-0-**
13	1475 Nondwelling Equipment	**25,000.00**	**30,096.17**	**25,000.00**	**5,996.19**
14	1485 Demolition	--	--		
15	1490 Replacement Reserve	--	--		
16	1492 Moving to Work Demonstration	--	--		
17	1495.1 Relocation Costs	--	--		
18	1499 Development Activities	**2,000.00**	**-0-**	**-0-**	**-0-**
19	1501 Collaterization or Debt Service	--	--		
20	1502 Contingency	--	--		
21	Amount of Annual Grant: (sum of lines 2 – 20)	**892,241.00**	**734,120.00**	**305,722.75**	**50,777.67**
22	Amount of line 21 Related to LBP Activities	**-0-**			
23	Amount of line 21 Related to Section 504 compliance	**-0-**			
24	Amount of line 21 Related to Security – Soft Costs	**40,000.00**			

Nc016v03h Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: **NC19PO1650103** Replacement Housing Factor Grant No:	Federal FY of Grant: **2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: 12/2003** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs	**-0-**			
26	Amount of line 21 Related to Energy Conservation Measures	**60,000.00**			

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150103** Replacement Housing Factor Grant No:				**Federal FY of Grant:2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-Wide	Operations	1406	520	150,000.00	148,354.93	-0-	-0-	
	SUBTOTAL			**150,000.00**	**148,354.93**			
PHA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	FSS Program			5,000.00	5,000.00	220.00	220.00	
	Security lighting			10,000.00	10,000.00	-0-	-0-	
	Staff/Resident Training			5,000.00	5,000.00	-0-	-0-	
	Resident Services			20,000.00	20,000.00	2,217.24	2,217.24	
	Computer Software			500.00	500.00	-0-	-0-	
	Law Enforcement			30,000.00	30,000.00	-0-	-0-	
	Misc. Management Improvements			1,000.00	1,000.00	-0-	-0-	
	SUBTOTAL			**71,500.00**	**71,500.00**	**2,437.24**	**2,437.24**	
PHA-Wide	ADMINISTRATION **SUBTOTAL**	1410		**89,224.10**	**73,400.00**	**19,741.27**	**19,741.27**	
PHA-Wide	AUDIT **SUBTOTAL**	1411		**500.00**	**500.00**	**-0-**	**-0-**	
PHA-Wide	FEES & COSTS	1430						
	A&E Services			20,000.00	20,000.00	-0-	-0-	

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150103** Replacement Housing Factor Grant No:				**Federal FY of Grant:2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SUBTOTAL			**20,000.00**	**20,000.00**	**-0-**	**-0-**	
	SITE IMPROVEMENTS	1440						
HA-Wide	Sidewalk & Driveway repair			25,000.00	10,000.00	-0-	-0-	
	Tree removal			15,000.00	30,000.00	16,200.00	16,200.00	
	Landscaping			5,000.00	5,000.00	-0-	-0-	
	Misc. site improvements			5,000.00	2,946.54	-0-	-0-	
	SUBTOTAL			**50,000.00**	**47,946.54**	**16,200.00**	**16,200.00**	
	DWELLING STRUCTURES	1460						
Various locations	Unit conversions –Convert 1 – 4 or 5 bdrm unit to 2, 1 bdrm/2bdrm units or 2, 1 bdroom units		1	53,016.90	65,000.00	-0-	-0-	
NC16-04	Complete Modernization/Rehab. (Phase II)		10	200,000.00	200,000.00	200,000.00	-0-	
PHA-Wide	Pressure washing			25,000.00	25,000.00	5,739.62	5,739.62	
NC16-06	New HVAC equipment (1 bedroom units)		32	160,000.00	-0-			
PHA-Wide	Miscellaneous Dwelling structures			5,000.00	4,817.29	110.00	110.00	
	SUBTOTAL			**443,016.90**	**294,817.29**	205,849.62	5,849.62	
	DWELLING EQUIPMENT NON-EXPENDABLE	1465.01						
PHA-Wide	Ranges /refrigerators			28,500.00	32,145.07	32,145.07	32,145.07	
PHA-Wide	Water meters			7,500.00	7,500.00	4,349.55	4,349.55	
	SUBTOTAL			**36,000.00**	**39,645.07**	36,494.62	36,494.62	

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150103** Replacement Housing Factor Grant No:				**Federal FY of Grant:2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA=Wide	NON-DWELLING STRUCTURES	1470						
	Misc. non-dwelling structures			5,000.00	7,860.00	-0-	-0-	
	SUBTOTAL			**5,000.00**	**7,860.00**			
	NON-DWELLING EQUIPMENT	1475						
	Vehicles			15,000.00	19,665.85	19,665.85	19,665.85	
	Computer Hardware			-0-	2,404.98	-0-	-0-	
	Replacement HVAC Unit for Admin. Offices			-0-	3,000.00	-0-	-0-	
	Miscellaneous			10,000.00	5,025.34	5,025.34	5,025.34	
	SUBTOTAL			**25,000.00**	**30,096.17**	**24,691.19**	**24,691.19**	
	DEVELOPMENT ACTIVITIES	1499		**2,000.00**	**-0-**	-0-	-0-	
	GRAND TOTAL			**892,241.00**	**734,120.00**			

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

PHA Name: The Housing Authority of the City of Salisbury, NC	**Grant Type and Number** Capital Fund Program No: NC19PO1650103 Replacement Housing Factor No:	**Federal FY of Grant: 2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All	9/2005			09/2005			

Attachment nc016v03i Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: **NC19PO1650203** Replacement Housing Factor Grant No:	Federal FY of Grant: **2003**

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations 20% max.				
3	1408 Management Improvements				
4	1410 Administration 10% max.	**14,630.00**			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	**25,000.00**			
10	1460 Dwelling Structures	**80,000.00**			
11	1465.1 Dwelling Equipment—Nonexpendable	**26,677.00**			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**146,307.00**			
22	Amount of line 21 Related to LBP Activities	**-0-**			
23	Amount of line 21 Related to Section 504 compliance	**-0-**			
24	Amount of line 21 Related to Security – Soft Costs	**-0-**			

Attachment nc016v03i Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: **NC19PO1650203** Replacement Housing Factor Grant No:	Federal FY of Grant: **2003**

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs	**-0-**			
26	Amount of line 21 Related to Energy Conservation Measures	**20,000.00**			

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO1650203** Replacement Housing Factor Grant No:				**Federal FY of Grant:2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	ADMINISTRATION	1410		14,630.00				
	SITE IMPROVEMENTS	1450						
HA-Wide	Tree work/ removal			25,000.00				
	DWELLING STRUCTURES	1460						
Various locations	Unit conversions –Convert 1 – 4 or 5 bdrm unit to 2, 1 bdrm/2bdrm units or 2, 1 bdroom units		1	80,000.00				
	DWELLING EQUIPMENT NON-EXPENDABLE	1465.01						
PHA-Wide	Ranges/refrigerators			26,677.00				
				146,307.00				
	TOTAL							

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

PHA Name: The Housing Authority of the City of Salisbury, NC	**Grant Type and Number** Capital Fund Program No: NC19PO1650203 Replacement Housing Factor No:	**Federal FY of Grant: 2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All	9/2005			09/2005			

Nc016v03j Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: **NC19PO1650102** Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:3)**
☒ **Performance and Evaluation Report for Period Ending: 12/2003** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	150,000.00	150,000.00	150,000.00	150,000.00
3	1408 Management Improvements	74,500.00	74,409.44	74,409.44	74,409.44
4	1410 Administration	89,224.10	89,224.10	89,224.10	89,224.10
5	1411 Audit	500.00	500.00	500.00	500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	20,000.00	20,000.00	14,400.01
8	1440 Site Acquisition				
9	1450 Site Improvement	69,000.00	56,121.88	56,121.88	56,121.88
10	1460 Dwelling Structures	406,543.67	387,055.91	387,055.91	286,701.19
11	1465.1 Dwelling Equipment—Nonexpendable	29,135.50	29,135.50	29,135.50	29,135.50
12	1470 Nondwelling Structures	15,800.00	17,066.18	17,066.18	17,066.18
13	1475 Nondwelling Equipment	35,537.73	68,727.99	35,632.97	35,632.97
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,000.00	-0-	-0-	-0-
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	892,241.00	892,241.00	892,241.00	753,191.27
22	Amount of line 21 Related to LBP Activities	-0-			
23	Amount of line 21 Related to Section 504 compliance	-0-			
24	Amount of line 21 Related to Security – Soft Costs	30,000.00			

Nc016v03j Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: **NC19PO1650102** Replacement Housing Factor Grant No:	Federal FY of Grant: **2002**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:3)**
☒ **Performance and Evaluation Report for Period Ending: 12/2003** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs	**86,210.86**			
26	Amount of line 21 Related to Energy Conservation Measures	**45,000.00**			

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150102** Replacement Housing Factor Grant No:				**Federal FY of Grant:2002**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-Wide	Operations	1406	519	150,000.00		150,000.00	150,000.00	
	SUBTOTAL			**150,000.00**		**150,000.00**	**150,000.00**	Complete
PHA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	FSS Program			5,000.00	4043.09	4043.09	4043.09	complete
	Security lighting			10,000.00	8855.86	8855.86	8855.86	complete
	Staff/Resident Training			8,000.00	1125.56	1125.56	1125.56	complete
	Resident Services			20,000.00	24895.21	24895.21	24895.21	complete
	Computer Software			500.00	129.16	129.16	129.16	complete
	Law Enforcement			30,000.00	35012.49	35012.49	35012.49	complete
	Misc. Management Improvements			1.000.00	348.07	348.07	348.07	complete
	SUBTOTAL			**74,500.00**	**74,409.44**	**74,409.44**	**74,409.44**	Complete
PHA-Wide	ADMINISTRATION **SUBTOTAL**	1410		**89,224.10**	**89,224.10**	**89,224.10**	**89,224.10**	complete
PHA-Wide	AUDIT **SUBTOTAL**	1411		**500.00**	**500.00**	**500.00**	**500.00**	Complete

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150102** Replacement Housing Factor Grant No:				**Federal FY of Grant:2002**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	FEES & COSTS	1430						
	A&E Services			20,000.00	20,000.00	20,000.00	14,400.01	IP
	SUBTOTAL			**20,000.00**	**20,000.00**	**20,000.00**	**14,400.01**	IP
	SITE IMPROVEMENTS	1440						
HA-Wide	Sidewalk & Driveway repair			32,000.00	20922.25	20922.25	20922.25	Complete
	Retaining walls			5,000.00	5000.00	5000.00	5000.00	Complete
	Tree removal			15,000.00	15715.95	15715.95	15715.95	Complete
	Landscaping			5,000.00	7459.80	7459.80	7459.80	Complete
	Storm drain clean out			5,000.00	3449.00	3449.00	3449.00	Complete
	Misc. site improvements			7,000.00	3574.88	3574.88	3574.88	Complete
	SUBTOTAL			**69,000.00**	**56121.88**	**56121.88**	**56121.88**	Complete
	DWELLING STRUCTURES	1460						
Various locations	Unit conversions –Convert 1 – 4 or 5 bdrm unit to 2, 1 bdrm/2bdrm units or 2, 1 bdroom units		2	109,000.00	109000.00	109,000.00	109,000.00	Complete
NC16-04	Complete Modernization/Rehab. (Phase I)		10	102,408.94	102408.94	102408.94	-0-	IP
NC16-02	Installation of new Heating equip		10	60,000.00	41000.00	41000.00	41000.00	Complete
PHA-Wide	Dryer Hookups			7,500.00	9539.86	9539.86	9539.86	Complete
PHA-Wide	Pressure washing			30,000.00	32970.03	32970.03	32970.03	Complete
PHA-Wide	Cable/Phone wiring			2,500.00	1976.22	1976.22	1976.22	complete
NC16-02	Countertops			-0-	-0-	-0-	-0-	
PHA-Wide	Exterior painting			5,000.00	3950.00	3,950.00	3,950.00	complete

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150102** Replacement Housing Factor Grant No:				**Federal FY of Grant:2002**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC16-01	Security Screens			86,210.86	86210.86	86,210.86	86,210.86	Complete
	SUBTOTAL			**402,619.86**	**387,055.91**	**387,055.91**	**284,646.97**	**IP**
	DWELLING EQUIPMENT NON-EXPENDABLE	1465.01						
PHA-Wide	Ranges /refrigerators			16,219.19	17,852.21	17,852.21	17,852.21	Complete
PHA-Wide	Water meters			12,916.31	11,283.29	11,283.29	11,283.29	Complete
	SUBTOTAL			**29,135.50**	**29,135.50**	**29,135.50**	**29,135.50**	Complete
	NON-DWELLING STRUCTURES	1470						
	Administration extension			15,350.00	16,616.18	16,616.18	16,616.18	Complete
	Misc. non-dwelling structures			450.00	450.00	450.00	450.00	Complete
	SUBTOTAL			**15,800.00**	**17,066.18**	**17,066.18**	**17,066.18**	Complete
	NON-DWELLING EQUIPMENT	1475						
	Vehicles			17,487.00	17,487.00	17,487.00	17,487.00	Complete
	Copier			8,461.56	8,461.56	8,461.56	8,461.56	Complete
	Tractor			-0-	20000.00	20000.00	-0-	**IP**
	4 Computers, 4 Monitors, New DFX Printer, Dedicated server, fax machine and printer			-0-	13095.02	13095.02	-0-	**IP**
	Miscellaneous			13,513.00	9,684.41	9,684.41	9,684.41	Complete
	SUBTOTAL			**39,461.56**	**68,727.99**	**68,727.99**	**35,632.97**	**IP**
	DEVELOPMENT ACTIVITIES	1499		**270,000.00**	**2,000.00**	-0-	-0-	complete

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150102** Replacement Housing Factor Grant No:				**Federal FY of Grant:2002**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	GRAND TOTAL			**892,241.00**	**892,241.00**			

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

PHA Name: The Housing Authority of the City of Salisbury, NC	**Grant Type and Number** Capital Fund Program No: NC19PO1650102 Replacement Housing Factor No:	**Federal FY of Grant: 2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All	9/2004			09/2004			

Nc016v03k Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: **NC19PO1650101** Replacement Housing Factor Grant No:	Federal FY of Grant: 2001

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no: 4)**
☒ **Performance and Evaluation Report for Period Ending: 12/20023** ☒ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	**109,646.33**	**105,961.17**	**105,961.17**	**105,961.17 (c)**
3	1408 Management Improvements	**40,102.27**	**41,047.89**	**41,047.89**	**41,047.89 (c)**
4	1410 Administration	**93,964.60**	**93,964.60**	**93,964.60**	**93,964.60 (c)**
5	1411 Audit	**500.00**	**500.00**	**500.00**	**500.00 (c)**
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00 (c)**
8	1440 Site Acquisition				
9	1450 Site Improvement	**39,139.06**	**39,319.06**	**39,319.06**	**39,319.06 (c)**
10	1460 Dwelling Structures	**312,082.33**	**314,641.87**	**314,641.87**	**314,641.87 (c)**
11	1465.1 Dwelling Equipment—Nonexpendable	**46,439.60**	**46,439.60**	**46,439.60**	**46,439.60 (c)**
12	1470 Nondwelling Structures	**170,672.80**	**170,672.80**	**170,672.80**	**170,672.80 (c)**
13	1475 Nondwelling Equipment	**48,276.83**	**48,276.83**	**48,276.83**	**48,276.83 (c)**
14	1485 Demolition				
15	1490 Replacement Reserve	**-**			
16	1492 Moving to Work Demonstration	**-**			
17	1495.1 Relocation Costs	**0**			
18	1499 Development Activities	**58,822.18**	**58,822.18**	**58,822.18**	**58,822.18 (c)**
19	1501 Collaterization or Debt Service	**-**			
20	1502 Contingency	**-**			
21	Amount of Annual Grant: (sum of lines 2 – 20)	**939,646.00**	**939,646.00**	**939,646.00**	**complete**
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				

Nc016v03k Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: The Housing Authority of the City of Salisbury, NC	Grant Type and Number Capital Fund Program Grant No: **NC19PO1650101** Replacement Housing Factor Grant No:	Federal FY of Grant: **2001**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☒**Revised Annual Statement (revision no: 4)**
☒**Performance and Evaluation Report for Period Ending: 12/20023** ☒**Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	**Revised**	**Obligated**	**Expended**
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment nc016v04l Voluntary Conversion Requirement

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150101** Replacement Housing Factor Grant No:				**Federal FY of Grant:2001**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS							
PHA-Wide	Operations	1406	519	109,646.33	105,961.17	105,961.17	105,961.17	Complete
	SUBTOTAL			**109,646.33**	**105,961.17**	**105,961.17**	**105,961.17**	
PHA-Wide	MANAGEMENT IMPROVEMENTS	1408						
	FSS Program			1,330.47	1,330.47	1,330.47	1,330.47	Complete
	Security lighting			5,993.88	7,356.32	7,356.32	7,356.32	Complete
	Staff/Resident Training			5,333.10	4,916.31	4,916.31	4,916.31	Complete
	Resident Services			18,840.53	18,840.53	18,840.53	18,840.53	Complete
	Computer Software			1,018.02	1,018.02	1,018.02	1,018.02	Complete
	Law Enforcement			7,315.00	7,315.00	7,315.00	7,315.00	Complete
	Misc. Management Improvements			271.24	271.24	271.24	271.24	Complete
	SUBTOTAL			**40,102.27**	**41,047.89**	**41,047.89**	**41,047.89**	COMPLETE
PHA-Wide	ADMINISTRATION **SUBTOTAL**	1410		**93,964.60**	**93,964.60**	**93,964.60**	**93,964.60**	COMPLETE
PHA-Wide	AUDIT **SUBTOTAL**	1411		**500.00**	**500.00**	**500.00**	**500.00**	**COMPLETE**

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150101** Replacement Housing Factor Grant No:				**Federal FY of Grant:2001**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	FEES & COSTS	1430						
	A&E Services			20,000.00	20,000.00	20,000.00	20,000.00	
	SUBTOTAL			**20,000.00**	**20,000.00**	**20,000.00**	**20,000.00**	Complete
	SITE IMPROVEMENTS	1440						
HA-Wide	Sidewalk & Driveway repair			19,028.00	19,028.00	19,028.00	19,028.00	Complete
	Retaining walls			7,616.95	7,616.95	7,616.95	7,616.95	Complete
	Tree removal			7,400.00	7,400.00	7,400.00	7,400.00	Complete
	Landscaping			2,099.85	2,099.85	2,099.85	2,099.85	Complete
	Storm drain clean out			2,787.13	2,787.13	2,787.13	2,787.13	Complete
	Manhole work			0	0	0	0	Complete
	Misc. site improvements			207.13	387.13	387.13	387.13	Complete
	SUBTOTAL			**39,139.06**	**39,319.06**	**39,319.06**	**39,319.06**	Complete
	DWELLING STRUCTURES	1460						
Various locations	Unit conversions –Convert 1 – 4 or 5 bdrm unit to 2, 1 bdrm/2bdrm units or 2, 1 bdroom units		1	46,092.54	46,092.54	46,092.54	46,092.54	Complete
PHA-Wide	Cabinets			0	0	0	0	Complete
NC16-07	Installation of new HVAC			260,525.67	258,562.21	258,562.21	258,562.21	Complete
PHA-Wide	Weatherstripping			1,134.83	1,134.83	1,134.83	1,134.83	Complete
PHA-Wide	Termite treatment			0	0	0	0	Complete
NC16-04	Gutter work			2,081.28	2,081.28	2,081.28	2,081.28	Complete
PHA-Wide	Cable/Phone wiring			754.95	754.95	754.95	754.95	Complete
NC16-02	Countertops			0	0	0	0	Complete

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150101** Replacement Housing Factor Grant No:				**Federal FY of Grant:2001**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC16-08	Handrails repair/replace			320.06	320.06	320.06	320.06	Complete
NC16-08	Foundation repairs			0	0	0	0	Complete
PHA-Wide	Repair awnings			1,173.00	1,173.00	1,173.00	1,173.00	Complete
PHA-Wide	Exterior painting			0	0	0	0	Complete
	Rod & flush sewer lines			0	0	0	0	Complete
	Install handicap commodes			0	0	0	0	Complete
	Bathroom grab bars			0	0	0	0	Complete
	Misc. Dwelling Structures			4,523.00	4,523.00	4,523.00	4,523.00	Complete
	SUBTOTAL			**312,082.33**	**314,641.87**	**314,641.87**	**314,641.87**	COMPLETE
	DWELLING EQUIPMENT NON-EXPENDABLE	1465.01						
PHA-Wide	Ranges /refrigerators			27,353.88	27,353.88	27,353.88	27,353.88	Complete
PHA-Wide	Water meters			19,085.72	19,085.72	19,085.72	19,085.72	Complete
	SUBTOTAL			**46,439.60**	**46,439.60**	46,439.60	46,439.60	Complete
	NON-DWELLING STRUCTURES	1470						
	Administration extension			164,543.74	164,543.74	164,543.74	164,543.74	Complete
	Misc. non-dwelling structures			6,129.06	6,129.06	6,129.06	6,129.06	Complete
	SUBTOTAL			**170,672.80**	**170,672.80**	**170,672.80**	**170,672.80**	Complete
	NON-DWELLING EQUIPMENT	1475						
	Computer hardware			4,165.28	4,165.28	4,165.28	4,165.28	Complete
	Vehicles			40,898.12	40,898.12	40,898.12	40,898.12	Complete

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

PHA Name: Housing Authority of the City of Salisbury, NC		**Grant Type and Number** Capital Fund Program Grant No: **NC19PO150101** Replacement Housing Factor Grant No:				**Federal FY of Grant:2001**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	UtilityTrailer		1	1,502.51	1,502.51	1,502.51	1,502.51	Complete
	Miscellaneous			1,710.92	1,710.92	1,710.92	1,710.92	Complete
	SUBTOTAL			**48,276.83**	**48,276.83**	**48,276.83**	**48,276.83**	**COMPLETE**
	DEVELOPMENT ACTIVITIES	1499		**58,822.18**	**58,822.18**	**58,822.18**	**58,822,18**	**COMPLETE**
	GRAND TOTAL			**939,646.00**	**939,646.00**	939,646.00	939,646.00	

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

PHA Name: The Housing Authority of the City of Salisbury, NC	**Grant Type and Number** Capital Fund Program No: NC19PO1650101 Replacement Housing Factor No:	**Federal FY of Grant: 2001**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All	9/2003			09/2003			No date revision necessary at this time

Attachment nc016v04l Certification of Voluntary Conversion Assessment

The Housing Authority of the City of Salisbury hereby certifies:

An initial assessment was conducted for seven (7) of the eight properties owned and managed by the Salisbury Housing Authority. The remaining project NC016-08 was excluded because it is a designated elderly/disabled property. Of the seven properties assessed (NC016-01 through NC016-07) none were determined to meet the necessary conditions for voluntary conversion. Due to the given age of the units throughout the various properties it would be far too expensive to renovate these properties to be competitive in the tenant based market to make the conversion feasible.