

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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

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

Streamlined Annual PHA Plan
for Fiscal Year: 2004

PHA Name:

North Wilkesboro Housing Authority
NC069v02

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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

The Housing Authority under the administration of the Executive Director, Keith Erwin, is committed to ensuring that the Agency continues to implement programs and services designed to foster self-sufficiency and economic independence for the residents while providing quality, affordable housing. Through the maximization of resources the NWA will continue to strive toward accomplishing the goals stated in the Five Year Plan (2000-2004) which include:

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

The FY 2004 activities will be directed towards continued improvement of all management systems, procedures and administrative structure of the Agency to include, continuing to increase the number and quality of affordable housing units available to low income families by improving maintenance and management operations. Efforts will be directed to continue to coordinate and prioritize the marketing of the Turn-key III housing stock including, through the implementation of a community based housing plan. A comprehensive homeownership development venture has been initiated by focusing on the leveraging of public and private partnerships, thereby, continuing to increase the affordability quotient for residents of the NWA.

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

In FY 2004, the NWA will continue to strengthen the existing resident non-profit. Through the creation of resident businesses and employment opportunities, the housing and service delivery options to residents will be improved. The North Wilkesboro Housing Residents' Association Inc. more specifically, will be provided with specific opportunities for entrepreneurship and employability skills with the ultimate goal targeting the initiation of a contract between the NWA and the Resident Council. A Resident Services Director was hired in FY 2003 to assist the FSS Coordinator in ensuring the needs of the residents are addressed.

The NWA will continue to implement a comprehensive screening program thereby assisting in ensuring that the residents residing in the PHA properties are assured "living in public housing is a privilege, not a right". Concentrated law enforcement efforts, including an accessible substation, have improved the community policing initiatives available to the NWA. The NWA through the North Wilkesboro Police Department will seek to establish a crime watch and community-action committee to assist in meeting the established goals and objectives.

The NWA has achieved all of the objectives established for FY 2003, particularly in the areas of service provisions offered to residents and improving the housing stock. It is the intent of the NWA to continue with the implementation of the goals and objectives in the Five-Year Plan (2000-2004) as all strategies for FY 2003 are consistent with the Plan as they are a continuation of efforts and resources.

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

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. **NO**

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)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

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

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):

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

3.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **Town of North Wilkesboro, North Carolina**

The NWA Five-Year Plan and Annual Summary are consistent with the Five-Year Consolidated Plan for the town of North Wilkesboro. As referenced in previous sections, the

NWHA recently separated from the town and became a separate entity on July 1, 2003.

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 on its waiting lists 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)
- Other: (list below)
The primary goals for the Consolidated Plan is to (1) Provide affordable rental units, (2) Provide affordable purchase units, (3) Provide units free of lead-base paint and other hazards, and (4) Provide quality housing (units maintained in optimum conditions).

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

The Consolidated Plan for the town of North Wilkesboro supports the NWHA Five Year Plan and Annual Summary by emphasizing that the goal of is to extend and strengthen partnerships thereby, enabling a commitment to providing housing opportunities for low income persons. The Consolidated Plan, furthermore, has specifically identified that the town will continue the coordination between resources to facilitate comprehensive strategies for the addressment of goals and objectives. These strategies will affirmatively further fair housing as the NWHA properties will continue to be recognized as residences of “desire and choice” versus conceptualized housing of “last resort”.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy. Policy is being revised.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. Policy is being revised <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. Policy is being revised	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	necessary)	and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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

PHA Name: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program #: NC19PO69501-04 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC069	Operations	1406		29,171				
	Staff training	1408		5,000				
	Resident Education/Training	1408		5,000				
	Drug Elimination	1408		35,000				
	Lease-up Advertising	1410		6,250				
	Staff Salaries	1410		15,000				
	A&E Services	1430		25,000				
	Retile Floors	1460		21,297				
	Paint Units	1460		50,000				
	Replace Windows	1460		100,000				
	Total			291,718				

**nc069b02 ATTACHMENT B: Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: North Wilkesboro Housing Authority	Grant Type and Number: Capital Fund Program: NC19PO69501-03 Phase 1 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/03
 Final Performance and Evaluation Report:

LineNo	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	29,171	5,300	0	0
3	1408 Management Improvements	30,000	53,500	0	0
4	1410 Administration	0	26,950	6,708	6,708
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	10,000	18,500	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	202,297	187,468	0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$291,718	\$291,718	\$6,708	\$6,708
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program #: NC19PO69501-03 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC069	Operations	1406		29,171	5,300	0	0	
	Staff training	1408		5,000	5,000	0	0	
	Resident Education/Training	1408		5,000	5,000	0	0	
	Drug Elimination	1408		20,000	35,000	0	0	
	Lease-up Advertising	1410		6,250	6,250	0	0	
	Staff Salaries	1410		14,000	20,700	6,708	6,708	
	A&E Services	1430		15,000	15,000	0	0	
	Retile Floors	1460		172,297	15,000	0	0	
	Replace Windows	1460		172,297	172,468	0	0	
	Total			\$291,718	\$291,718	\$6,708	\$6,708	

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

PHA Name: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program #: NC19PO69501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC069	Operations	1406	1	70,000	29,506	29,506	14,922.68	Will begin in FY 2003
	Staff training	1408		5,000	5,000	2,027	2,027	
	Resident Education/Training	1408		5,000	16,000	16,000	6,666.65	
	Drug Elimination	1408		25,000	35,000	15,201.56	12,201.56	
	Lease-up Advertising	1410		12,500	6,100	3,024	3,024	Will begin in FY 2003
	Staff Salaries	1410		18,500	13,500	6,542.84	6,542.84	
	A&E Services	1430		15,000	18,550	15,004	15,004	
	Siding Replacement	1460		150,000	186,589	184,000	0	Will begin in FY 2003
	Storm Doors	1460		52,500	0	0	0	
	New Floor Tile	1460		0	44,301	21,843.88	21,843.88	
	TOTAL			\$354,546	\$354,546	\$293,149.48	\$85,232.81	

nc069b02 ATTACHMENT B: Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: North Wilkesboro Housing Authority	Grant Type and Number Capital Fund Program: NC19PO69501-01 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/02
 Final Performance and Evaluation Report: Revised as of 06/26/03

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	75,303	38,377.60	38,377.60	38,377.60
3	1408 Management Improvements	36,342	57,249.48	57,249.48	57,249.48
4	1410 Administration	30,500	11,376.42	11,376.42	11,376.42
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	15,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	103,762	10,365	10,365	10,365
11	1465.1 Dwelling Equipment—Nonexpendable	37,166	167,253.82	167,253.82	161,297.54
12	1470 Nondwelling Structures	78,443	39,800.10	39,800.10	39,800.10
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	376,516.00	\$376,516	\$376,516	\$360,284.73
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program #: NC19PO69501-01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NC069	Operations	1406	1	75,303	38,327.60	38,327.60	38,397.60	Comp
	Staff training	1408		5,000	2,883.32	2,883.32	2,883.32	Comp
	Resident Education/Training	1408		5,000	5,333.98	5,333.98	5,333.98	Comp
	Drug Elimination	1408		26,342	18,472.44	18,472.44	18,472.44	Comp
	Computer Upgrade	1408		0	18,488.97	18,488.97	18,488.97	Comp
	Furniture Upgrade	1408		0	12,070.77	12,070.77	12,070.77	Comp
	Lease-up Advertising	1410		12,500	3,679	3,679	3,679	Comp
	Staff Salaries	1410		18,000	7,697.42	7,697.42	7,697.42	Comp
	A&E Services	1430		5,000	0	0	0	Comp
	Landscaping	1450		0	10,365	10,365	10,365	Comp
	Painting	1460		0	5,950	5,950	5,950	Comp
	New Floor Tile	1460		0	56,174.72	56,174.72	56,174.72	Comp
	Storm Doors	1460		0	28,129.10	28,129.10	28,129.10	Comp
	Patio Door Replacement	1460		57,137	77,000	77,000	77,000	Comp
	Ground Fault	1460		2,625	0	0	0	Comp
	Siding	1460		44,000	0	0	0	Comp
	Exhaust Fans/Kitchen	1465.1		10,500	9,563.16	9,563.16	9,563.16	Comp
	Exhaust Fans/Bathroom	1465.1		10,500	4,332.34	4,332.34	4,332.24	Comp

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

PHA Name: North Wilkesboro Housing Authority		Grant Type and Number Capital Fund Program #: NC19PO69501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC069	06/30/03			06/30/04			Dates are consistent with implementation schedule

8. Capital Fund Program Five-Year Action Plan

nc069c02 ATTACHMENT C		Capital Fund Program Five-Year Action Plan				
Part I: Summary						
PHA Name						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA -Wide	Year 1	Work Statement for Year 2 FY Grant 2005 : PHA FY: 2005	Work Statement for Year 3 FY Grant 2006 : PHA FY: 2006	Work Statement for Year 4 FY Grant 2007 : PHA FY 2007 :	Work Statement for Year 5 FY Grant 2008 : PHA FY 2008 :	
	Annual Statement					
<i>PHA-Wide</i>						
Operations 1406		29,171	29,171	29,171	29,171	
Management Improvements 1408		45,000	45,000	46,000	45,000	
Administration 1410		21,250	21,750	22,250	22,750	
Fees & Cost 1430		25,000	25,000	25,000	25,000	
Dwelling Structures 1460		171,297	160,000	169,297	129,797	
Dwelling Equipment Non-Expendable 1465.1			9,797			
Nondwelling Structures 1470					20,000	
Nondwelling Equipment 1475					20,000	
TOTAL		\$291,718	\$291,718	\$291,718	\$291,718	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year (2): _____ FY Grant: 2005 PHA FY: 2005			Activities for Year: (3) _____ FY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-WIDE 1406	Operations	29,171	PHA-WIDE 1406	Operations	29,171
	PHA-WIDE 1408	Staff Training	5,000	PHA-WIDE 1408	Staff Training	5,000
	PHA-WIDE 1408	Resident Education Training	5,000	PHA-WIDE 1408	Resident Education /Training	5,000
	PHA-WIDE 1408	Drug Elimination	35,000	PHA-WIDE 1408	Drug Elimination	36,000
	PHA-WIDE 1410	Lease Up Advertising	6,250	PHA-WIDE 1410	Lease Up Advertising	6,250
	PHA-WIDE 1410	Staff Salaries	15,000	PHA-WIDE 1410	Staff Salaries	15,500
	PHA-WIDE 1430	A&E Services	25,000	PHA-WIDE 1430	A/E Services	25,000
	Dwelling Structures 1460	Remodel Bathrooms (Riverview)	140,000	Dwelling Structures 1460	Remodel Bathrooms (2,3,4,5)	150,000
	Dwelling Structures 1460	Closet Doors – Riverview	20,000	Dwelling Structures 1460	KitchenDoors – Riverview	9,797
	Dwelling Structures 1460	Floor Tile	11,297	Dwelling Structures 1460	Floor Tile	10,000
	Total CFP Estimated Cost		\$291,718			\$291,718

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

Activities for Year : (4)_____			Activities for Year:_(5)_		
FY Grant: 2007			FY Grant: 2008		
PHA FY: 2007			PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-WIDE 1406	Operations	29,171	PHA-WIDE 1406	Operations	29,171
PHA-WIDE 1408	Staff Training	5,000	PHA-WIDE 1408	Staff Training	5,000
PHA-WIDE 1408	Resident Education /Training	5,000	PHA-WIDE 1408	Resident Education /Training	5,000
PHA-WIDE 1408	Drug Elimination	36,000	PHA-WIDE 1408	Drug Elimination	35,000
PHA-WIDE 1410	Lease Up Advertising	6,250	PHA-WIDE 1410	Lease Up Advertising	6,250
PHA-WIDE 1410	Staff Salaries	16,000	PHA-WIDE 1410	Staff Salaries	16,500
PHA-WIDE 1430	A/E Services	25,000	PHA-WIDE 1430	A/E Services	25,000
DWELLING STRUCTURES 1460	Remodel Bathrooms (1 bldg)	110,000	DWELLING STRUCTURES 1460	Kitchen Cabinets (1 bldg)	
DWELLING STRUCTURES 1460	Siding	46,876	DWELLING STRUCTURES 1460	Roofs-Skyview	119,797
DWELLING STRUCTURES 1460	Floor Tile	12,421	DWELLING STRUCTURES 1460	Floor Tile	10,000
DWELLING EQUIPMENT 1465.1	Stoves & Refrigerators		NON-DWELLING STRUCTURES 1470	Remodel Parking Lots	20,000
			NON-DWELLING EQUIPMENT 1475	New Vehicle for Office	20,000
TOTAL		\$291,718			\$291,718

nc069d02 Attachment D: Resident Member on the PHA Governing Board

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

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

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

Elected

Appointed by the Mayor of North Wilkesboro, North Carolina

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

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

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

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

nc069e02 Attachment E: Membership of the Resident Advisory Board or Boards

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

Elections are being held in May 2004.

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