

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**WILMINGTON HOUSING AUTHORITY nc001v02**

**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 Wilmington, NC

**PHA Number:** NC001

**PHA Fiscal Year Beginning:** 4/2005

**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 2005 - 2009**  
[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)  
The Wilmington Housing Authority is a leader in promoting affordable housing opportunities for low and moderate-income families and is committed to offering quality housing choices and economic opportunities for the residents of Wilmington.

**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)
- PHA Goal: Improve the quality of assisted housing  
Objectives:  
 Improve public housing management: (PHAS score) 89  
 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)

- 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)

**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)

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

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

**Other PHA Goals and Objectives: (list below)**

- The Authority will demolish Taylor Homes and develop a mixed income community on the site.
- The Authority will apply for a HOPE VI Revitalization Grant.
- The Authority will apply for Tax Credit Assistance in building potential Senior Housing at Taylor Homes.

**ATTACHMENT: nc001c01 – Brief Summary in meeting WHA’s Missions/Goals**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[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.

**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.

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### 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
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
  
- nc001a01: FY 2005 Capital Fund Program Annual Statement
- nc001b01: FY 2005 Capital Fund Program 5 Year Action Plan
- nc001c01: Brief Summary in meeting its Missions and Goals
- nc001d01: Resident Membership of PHAs Governing Board
- nc001e01: Membership of Resident Advisory Board
- nc001f01: Implementation of Public Housing Resident Community Service
- nc001g01: Section 8 Homeownership Capacity Statement
- nc001h01: Comments of Resident Advisory Board (Section 18 of Template)
- nc001i01: Pet Policy Statement
- nc001j01: Voluntary Conversion Initial Assessment
- nc001k01: (6) Deconcentration and Income Mixing Template
- nc001l01: Performance Evaluation Reports for Period Ending 9/30/04
- nc001m01: Community Services and FSS Programs
- nc001o01: Project Based Assistance Statement

#### Optional Attachments:

- PHA Management Organizational Chart
- Other (List below, providing each attachment name)

## 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	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 the PHA's involvement.	5 Year and Annual Plans
	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
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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
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	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	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	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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	
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Income Analysis of Public Housing Covererd Developments	Annual Plan
X	RASS Follow-Up Plan	Annual Plan
X	WHA Reorganization Plan	Annual Plan

## **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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	5,915	5	4	4	N/A	N/A	N/A
Income >30% but <=50% of AMI	4,104	5	4	3	N/A	N/A	N/A
Income >50% but <80% of AMI	5,101	3	3	2	N/A	N/A	N/A
Elderly	3,193	5	5	5	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity W	17,260	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity B	5,620	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity H	575	N/A	N/A	N/A	N/A	N/A	N/A
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: City of Wilmington Five-Year Consolidated Plan 2002-2007**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2000
- American Housing Survey data  
 Indicate year:
- Other housing market study  
 Indicate year:
- Other sources: (list and indicate year of 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)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	626		626
Extremely low income <=30% AMI	523	83.6	
Very low income (>30% but <=50% AMI)	92	14.7	
Low income (>50% but <80% AMI)	11	1.7	
Families with children	601	.96	
Elderly families	9	1.5	
Families with Disabilities	16	2.5	
Race/ethnicity W	163	26.10	
Race/ethnicity B	410	66.8	
Race/ethnicity I	11	1.7	
Race/ethnicity A/P	34	5.5	
Characteristics by Bedroom Size (Public)			

Housing Needs of Families on the Waiting List			
Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 11/01/03			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	251		251
Extremely low income <=30% AMI	215	85.7	
Very low income (>30% but <=50% AMI)	31	12.4	
Low income (>50% but <80% AMI)	5	2.0	
Families with children	87	55.4	
Elderly families	129	51.4	
Families with Disabilities	13	5.2	
Race/ethnicity W	71	28.3	
Race/ethnicity B	50	19.9	
Race/ethnicity Indian/Alaskan	201	80.1	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	101	40.2	

Housing Needs of Families on the Waiting List			
2 BR	101	40.2	
3 BR	40	15.9	
		+-	

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)

**WHA may convert up to 207 Tenant Based Vouchers to Project Based Assistance (20%) in the coming year for the purpose of addressing the housing needs in the Wilmington area. A study of the census tracks indicates that all tracks are eligible for Project Based Assistance.**

**WHA intends to develop additional affordable housing in connection with a HOPE VI Program for Taylor Homes and Taylor Homes Annex.**

**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**

<b>Sources</b>	<b>Planned \$</b>	
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	5,037,787	
b) Public Housing Capital Fund	1,570,000	
c) HOPE VI Revitalization	20,000,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,922,449	
f) ROSS		
Elderly	300,000	
Neighborhood Networks	250,000	
Home ownership	350,000	
Family	350,000	
g) Housing Replacement Factor Grant		
Jervay 2nd increment	220,861	
Taylor Homes	268,000	
h) Community Development Block Grant	285,000	Jervay Phase III Construction

I) Youth Build	700,000	Youth Construction/Job Training Program
Other Federal Grants (list below)		
HOPWA	15,600	Housing - People w/AIDS
Federal Home loan Bank 2004	0	Down payment Assistance
Century Community Learning Program	20,000	After-school program
Safe Schools Program	25,000	Parent Advocacy Program
<b>2. Prior Year Federal Grants</b>		
<b>(unobligated funds only) (list below)</b>		
CFP - HRF'04	220,861	Public Housing Capital Improvements
CFP - HRF'03	188,684	Public Housing Capital Improvements
CFP - HRF'02	243,104	Public Housing Capital Improvements
CFP - 04	1,750,000	Public Housing Capital Improvements
CFP - 03	780,000	Public Housing Capital Improvements
CFP - 02	100,000	Public Housing Capital Improvements
HOPE VI - 1996	500,000	Public Housing Development
HOPE VI Demolition- 2003	1,600,000	Demolition
ROSS 2001	100,000	Public Housing Resident Opportunities
Start up Grant (Dove Meadows)	3,500,000	Home ownership
Federal Home Loan Bank 2005	120,000	Down payment Assistance
Governor Crime Prevention	73,700	Youth Wood Working Program
<b>3. Public Housing Dwelling Rental Income</b>		
Rental Income	2,000,000	PH Operations
<b>4. Other Income (list below)</b>		
Tenant Charges & Misc. Income	135,000	PH Operations
Excess Utilities	245,000	PH Operations
<b>5. Non-federal sources (list below)</b>		
Investment Income	70,000	PH Operations
Tax Credits	1,500,000	Rental Units Development
North Carolina Housing & Finance	185,000	Down payment Assistance
<b>Total Resources</b>	<b>49,626,046</b>	

**\*All sources of funding only cover Federal Housing Programs (RentalSection8)**

### **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) 3 months
- Other: (describe) At Application

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) Medical

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)  
1524 South 16<sup>th</sup> Street, Wilmington, NC

- 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**

N/A

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) (Deconcentration/Income Targeting)

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)

- 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) Graduates of Transitional Housing Programs

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 1 Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- 2 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) Pre-occupancy Counseling

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) Upon request by WHA

**(6) Deconcentration and Income Mixing**

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)

- Not applicable: 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:

**Hillcrest**

## **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).**

**NOTE: WHA may convert up to 207 Tenant Based Vouchers to Project Based Assistance (20%) in the coming year for the purpose of addressing the housing needs in the Wilmington area. A study of the census tracks indicates that all tracks are eligible for Project Based Assistance.**

### **(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)

**(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:

**(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)

**Families that include a person with disabilities**

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)
- 1 Victims of domestic violence
- 1 Substandard housing
- Homelessness
- High rent burden
- 1 Families that include a person with Disabilities

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)

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) **N/A**

- 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) Tenant Bulletin

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) **N/A**

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) **N/A**

Market comparability study

Fair market rents (FMR)

95<sup>th</sup> 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)

**Family Composition is required at all times/decrease in income**

- 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)

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR Two, Three and Four
- 100% of FMR zero and one bedrooms
- 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)

**The Voucher Payment Standards for the two, three and four bedrooms are calculated at less than 100% of the FMR to help save on HAP monies. The Voucher Payment Standards amounts are competitive to the area rentals and have caused no hardship on applicants locating affordable units.**

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

- 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:

- The Executive Director reports to a (9) member Board of Commissioners.
- The Assistant Executive Director and the Director of Special Projects report to the Executive Director.
- Six (6) Department Directors and one (1) Project Manager report to the Assistant Executive Director as follows:
  - Director of Administration, Director of Finance, Director of Human Resources, Director of Section 8/Tenant Selection, Director of Management/Maintenance, and Director of Resident Services.

The Director of the Authority's nonprofit subsidiary, HEO ( Housing, Economics and Opportunities, Inc.) reports directly to the Executive Director.

## 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1,416 units of PH	316
Section 8 Vouchers	1,722 vouchers	182
HOPWA	Housing people with aids - 7	1
Capital Fund	1,416 PH Capital Improvements	224
Resident Opportunity & Self Sufficiency	1,151 families Services to all families	141
Governors Crime Commission	130 Youth between the ages of 8-15 – provide Youth Woodworking Training	130
Federal Home Loan Bank	25 families – Provide homeownership down payment assistance	12

## 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)

- Admissions and Continued Occupancy Policy
- Blood Borne Disease Policy
- Capitalization Policy
- Check Signing Policy
- Commissioners Ethics Policy
- Facilities Use Policy
- Criminal Records Management Policy
- Disposition Policy (Included in Procurement Policy)
- Drug Free Policy (Included in Personnel Policy)
- Equal Opportunity Policy

- Ethics Policy (Included in Personnel Policy)
- Fire Policy
- Fund Transfer Policy
- Hazardous Materials Policy
- Individual Development Accounts Policies/Procedures
- Identification Badge Program (Included in ACOP)
- Investment Policy
- Lead Based Paint Policy
- Maintenance Policy (Pest Control Policy included)
- Natural Disaster Policy
- NCIC Policy
- Screening & Eviction for Drug Abuse and Other Criminal Activity (Included in ACOP)
- Personnel Policy
- Procurement Policy
- Public Records Policy
- Media Policy
- Resident Initiatives Statement of Policies and Procedures
- Safety and Crime Prevention
- Safety and Health Program Policy

(2) Section 8 Management: (list below)  
 Administrative Plan – Section 8

## **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)  
1524 South 16<sup>th</sup> Street, Wilmington, NC

**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)

-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

-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: Robert S. Jervay Place
2. Development (project) number: NC19P001003
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:

Nesbitt Courts; Nesbitt Courts Annex; Houston Moore; Taylor Homes; Taylor Homes Annex; Hillcrest; Creekwood South

- 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:

Robert S. Jervay; Taylor Homes, and Taylor Homes Annex  
Annex Hope Vi Program will include mixed finance and  
Possibly all of our developments will be reviewed for similar  
Redevelopment: Nesbitt, Taylor, Houston Moore, Hillcrest,  
Rankin, Vesta Village, and Creekwood South.

- 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:

Sunset South (formerly known as Dove Meadows) WHA  
Purchased this property and plans to build Homeownership units  
on the site. This will be done with monies from an upfront grant  
for this property.

WHA plans to purchase units and/or build new public housing  
units within the coming year within New Hanover County  
which may include Replacement Housing Factor Funds. WHA  
plans to purchase Woodbridge Apartments – 24 unit  
development utilizing Replacement Housing Factor Funds.

## **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.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Robert S. Jervay Place</b>
1b. Development (project) number:	<b>NC19P001003</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>Planned for submission 5/01/05</b>
5. Number of units affected:	<b>5</b>
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>4/01/05</b> b. Projected end date of activity: <b>12/01/05</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Nesbitt Courts</b>
1b. Development (project) number:	<b>NC19P001001R</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>Submit Application – 9/29/05</b>
5. Number of units affected:	<b>216</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 1/15/06</b> b. Projected end date of activity: <b>1/15/08</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Nesbitt Courts Annex - Elderly</b>
1b. Development (project) number:	<b>NC19P001006A</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>Submit Application – 9/29/05</b>
5. Number of units affected:	<b>45</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 1/15/06</b> b. Projected end date of activity: <b>1/15/08</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Houston Moore</b>
1b. Development (project) number:	<b>NC19P001004</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>Submit Application – 9/29/05</b>
5. Number of units affected:	<b>150</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 1/15/06</b> b. Projected end date of activity: <b>1/15/08</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Robert R. Taylor Homes</b>
1b. Development (project) number:	<b>NC19P001002R</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>Application Approved 6/02/03</b>
5. Number of units affected:	<b>246</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 1/15/04</b> b. Projected end date of activity: <b>9/15/05</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Taylor Homes Annex</b>
1b. Development (project) number:	<b>NC19P001006B</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>Application Approved – 6/02/03</b>
5. Number of units affected:	<b>30</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 1/15/04</b> b. Projected end date of activity: <b>9/15/05</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Robert R. Taylor Homes</b>
1b. Development (project) number:	<b>NC19P001002R and/or NC19P001006B</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>Projected - Planned 9/01/05</b>
5. Number of units affected:	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 9/01/05</b> b. Projected end date of activity: <b>10/01/06</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Creekwood South</b>
1b. Development (project) number:	<b>NC19P001008</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>Submit Application – 9/29/05</b>
5. Number of units affected:	<b>199</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 1/15/05</b> b. Projected end date of activity: <b>1/15/08</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Harry M. Solomon Towers</b>
1b. Development (project) number:	<b>NC19P001007</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u> <b>Submit Application – 1/5/05</b>
5. Number of units affected:	<b>1 – Nondwelling unit located off site -508 South Front St.</b>
6. Coverage of action (select one)	<b>Including all parking areas and one vacant lot</b> <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 3/15/05</b> b. Projected end date of activity: <b>10/15/05</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Rankin Terrace</b>
1b. Development (project) number:	<b>NC19P001008</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u> <b>n/a</b>
5. Number of units affected:	<b>2 – Nondwelling units</b>
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>Projected 1/3//05</b> b. Projected end date of activity: <b>3/01/06</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Vesta Village</b>
1b. Development (project) number:	<b>NC19P001008</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/>
Disposition	<input type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	<b>n/a</b>
5. Number of units affected:	<b>2 (1 – Nondwelling unit &amp; 1 dwelling unit)</b>
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	<b>Projected 1/3//05</b>
b. Projected end date of activity:	<b>3/01/06</b>

**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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	<b>Robert R. Taylor Homes</b>
1b. Development (project) number:	<b>NC19P001002R/NC19P001006B</b>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<b><u>(12/01/05)</u></b>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	<b>100</b>
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> 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.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> 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)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	Robert S. Jervay Place
1b. Development (project) number:	NC19P0010003
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	8/27/02
5. Number of units affected:	14
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> 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 (1)]

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 has 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? 07/03/00

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. )

***NOTE: SEE ATTACHMENT – TABLE OF COMMUNITY SERVICES AND FAMILY SELF-SUFFICIENCY PROGRAM – ATTACHMENT nc001m01***



- 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)  
PHA's mission is to provide safe and secure housing

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)

All WHA Developments: Nesbitt Courts, Taylor Homes, Houston Moore, Hillcrest, Creekwood South, Rankin and Vesta Village.

**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)

**All WHA Developments: Nesbitt Courts, Taylor Homes, Houston Moore, Hillcrest, Creekwood South, Rankin and Vesta Village.**

**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)

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

**All WHA Developments: Nesbitt Courts, Taylor Homes, Houston Moore, Hillcrest, Creekwood South, Rankin and Vesta Village.**

**D. Additional information as required by PHDEP/PHDEP Plan N/A**

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? 1
- 5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

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## **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:

**The staff met with the Resident Advisory Board in November and December to discuss and hear comments regarding the Agency Plan and reviewed the plan in detail.**

**The staff reported on the changes to the Admissions and Continued Occupancy Policy and Section 8 Administrative Plan regarding the upfront income verification. The residents made comments on the process and the staff explained the procedures and guidelines in accordance with HUD regulations.**

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: **(City of Wilmington, 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)
- Other: (list below)

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

**The City of Wilmington and WHA are committed in working together to building more affordable housing for low income families in our area with the completion of Jervay Place our HOPE VI development, our plans for the development of Sunset South formerly known as Dove Meadows, and our plans for the revitalization of Taylor Homes.**

**WHA also has an on-going relationship with the City of Wilmington and other agencies in the area. We are a member of the Affordable Housing Coalition of the City of Wilmington which consists of 33 members from various agencies throughout the City . The mission of the coalition is to identify the City's affordable housing needs and to coordinate individual, community and government efforts toward increasing the supply of affordable housing.**

**WHA is also a member of the Inclusion Model Team which is made up of members from several organizations, including the City of Wilmington and New Hanover County. The team is working on finding ways to increase minority business enterprise participation in projects throughout the City of Wilmington and New Hanover County.**

**As a member of the Homeless Inter-Agency Council through Southeastern Mental Health Center, monthly meetings are held to discuss the homeless situation in the area and to brainstorm on ways to either reduce or eliminate the homeless problems in this area.**

**In order to form partnerships and assist the special needs population of the City of Wilmington, WHA hosts a monthly affordable housing meeting with several agencies in the community on the availability of services and affordable housing (new and existing).**

#### **D. Other Information Required by HUD**

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

#### **19. Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7(r)]**

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not included in the current Annual Statement or a 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities

**Note: Any regulatory changes will be made to WHA policies or procedures as a matter of ongoing administration and will not be considered to constitute a significant amendment or modifications for purposes of the WHA Agency Plan.**

#### **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
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  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



**Capital Fund Program Annual Statement  
Parts I, II, and III**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number: NC19P00150104 FFY of Grant Approval: 2005

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$ -
2	1406 Operations	\$ 200,000.00
3	1408 Management Improvements	\$ 86,500.00
4	1410 Administration	\$ 174,000.00
5	1411 Audit	\$ -
6	1415 Liquidated Damages	\$ -
7	1430 Fees and Costs	\$ 180,000.00
8	1440 Site Acquisition	\$ -
9	1450 Site Improvement	\$ 70,000.00
10	1460 Dwelling Structures	\$ 892,295.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -
12	1470 Nondwelling Structures	\$ 15,780.00
13	1475 Nondwelling Equipment	\$ 2,500.00
14	1485 Demolition	\$ -
15	1490 Replacement Reserve	\$ -
16	1492 Moving to Work Demonstration	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00
18	1498 Mod Used for Development	\$ -
19	1501 Collateral Expense/Debt Service	\$ 250,000.00
20	1502 Contingency	\$ 164,876.00
<b>21</b>	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 2,060,951.00</b>
22	Amount of line 20 Related to LBP Activities	\$ -
23	Amount of line 20 Related to Section 504 Compliance	\$ -
24	Amount of line 20 Related to Security	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ 162,795.00

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Operations	1406	\$ 200,000.00
HA-Wide	Computer Software - CGP	1408	\$ -
HA-Wide	Computer Software - Mgmt Improv	1408	\$ -
HA-Wide	Management Improvements	1408	\$ 65,000.00
HA-Wide	Section 3 Annual Budget	1408	\$ 1,500.00
HA-Wide	Section 3/ESF Position	1408	\$ 20,000.00
HA-Wide	Training - CGP	1408	\$ -
HA-Wide	Training - Mgmt Improvements	1408	\$ -
HA-Wide	Administrative Expenses (Office exp.)	1410	\$ 4,000.00
HA-Wide	Legal Fees	1410	\$ -
HA-Wide	Office Lease	1410	\$ 24,000.00
HA-Wide	Salaries/Benefits	1410	\$ 143,000.00
HA-Wide	Travel Expenses - CGP	1410	\$ 3,000.00
HA-Wide	Travel Expenses - Mgmt	1410	\$ -
HA-Wide	Architectural/Engineering Fees	1430	\$ 20,000.00
HA-Wide	LBP and Asbestos Consultant	1430	\$ -
HA-Wide	LBP and Asbestos Insurance	1430	\$ -
HA-Wide	Salaries/Benefits	1430	\$ 160,000.00
HA-Wide	Redevelopment Workers Comp Insurance	1460	\$ 15,000.00
HA-Wide	HA-Wide Asbestos Abatement	1460	\$ 5,000.00
HA-Wide	Salaries/Benefits - Field Project Managers	1460	\$ 40,000.00
HA-Wide	Ranges / Refrigerators	1465	\$ -
HA-Wide	Computer Equipment - CGP	1475	\$ -
HA-Wide	Computer Equipment - Mgmt Improv	1475	\$ -
HA-Wide	Redevelopment Automotive Insurance	1475	\$ 2,000.00
HA-Wide	Force Account Equipment	1475	\$ 500.00
HA-Wide	Relocation	1495	\$ 25,000.00
HA-Wide	Collateral Expense/Debt Service	1501	\$ 250,000.00
HA-Wide	Contingency	1502	\$ 164,876.00
NC1-1R Nesbitt Courts	Bathroom Renovations	1460	\$ 80,000.00
NC1-1R Nesbitt Courts	Repairs to Boilers / Steam Lines	1470	\$ 15,780.00
NC1-4 Houston Moore	Landscaping / Site Improvements	1450	\$ 35,000.00
NC1-4 Houston Moore	Upgrade Interior Finishes	1460	\$ 20,000.00

\$ 1,293,656.00

**Annual Statement****Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC1-5 Hillcrest	Landscaping / Site Improvements	1450	\$ 35,000.00
NC1-5 Hillcrest	Upgrade Interior Finishes	1460	\$ 35,000.00
NC1-5 Hillcrest	Replace Hot Water Heaters	1460	\$ 75,000.00
NC1-5 Hillcrest	Bathroom Renovations	1460	\$ 75,000.00
NC1-6 Elderly Annexes	Bathroom Renovations	1460	\$ 75,000.00
NC1-6 Elderly Annexes	Kitchen Renovations	1460	\$ 50,000.00
NC1-7 Solomon Towers	Replace Kitchen Cabinets	1460	\$ 99,295.00
NC1-7 Solomon Towers	Electrical Upgrades	1460	\$ 50,000.00
NC1-7 Solomon Towers	Replace Stairwell Doors	1460	\$ 75,000.00
NC1-8A Creekwood South	Upgrade Exterior Finishes	1460	\$ 90,000.00
NC1-8B Rankin Terrace	Upgrade Interior Finishes	1460	\$ 50,000.00
NC1-8B Rankin Terrace	Kitchen Renovations	1460	\$ 35,000.00
NC1-8C Vesta Village	Upgrade Interior Finishes	1460	\$ 23,000.00

\$ 767,295.00

\$ 2,060,951.00

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
HA-Wide 1406	September 16, 2007	September 16, 2009
HA-Wide 1408	September 16, 2007	September 16, 2009
HA-Wide 1410	September 16, 2007	September 16, 2009
HA-Wide 1430	September 16, 2007	September 16, 2009
HA-Wide 1460	September 16, 2007	September 16, 2009
HA-Wide 1470	September 16, 2007	September 16, 2009
HA-Wide 1475	September 16, 2007	September 16, 2009
NC19P001001R - Nesbitt Courts	September 16, 2007	September 16, 2009
NC19P001002R - Taylor Homes	September 16, 2007	September 16, 2009
NC19P001003 - Jervay Place	September 16, 2007	September 16, 2009
NC19P001004 - Houston Moore	September 16, 2007	September 16, 2009
NC19P001005 - Hillcrest Apartments	September 16, 2007	September 16, 2009
NC19P001006 - Housing for the Elderly	September 16, 2007	September 16, 2009
NC19P001007 - Solomon Towers	September 16, 2007	September 16, 2009
NC19P001008A - Creekwood South	September 16, 2007	September 16, 2009
NC19P001008B - Rankin Terrace	September 16, 2007	September 16, 2009
NC19P001008C - Vesta Village	September 16, 2007	September 16, 2009

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001	PHA-Wide		

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1406 - Operations	\$ 200,000.00	2006
1408 - Computer Software (CFP)	\$ -	2006
1408 - Computer Software (Mgmt)	\$ -	2006
1408 - Management Improvements	\$ 65,000.00	2006
1408 - Section 3 Annual Budget	\$ 1,500.00	2006
1408 - Section 3 Coordinator	\$ 20,000.00	2006
1408 - Training Expenses (CFP Staff)	\$ -	2006
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2006
1410 - Administrative Expenses	\$ 4,000.00	2006
1410 - Administrative Salaries / Benefits	\$ 145,000.00	2006
1410 - Legal Fees	\$ -	2006
1410 - Office Lease	\$ 24,000.00	2006
1410 - Travel Expenses (CFP Staff)	\$ 3,500.00	2006
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2006
1430 - Architectural / Engineering Fees	\$ 40,000.00	2006
1430 - LBP & Asbestos Consultant	\$ 500.00	2006
1430 - LBP & Asbestos Insurance	\$ -	2006
1430 - Technical Salaries / Benefits	\$ 160,000.00	2006
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2006
1460 - Salaries / Benefits - Project Managers	\$ 40,000.00	2006
1475 - Computer Upgrades (CFP)	\$ -	2006
1475 - Computer Upgrades (Mgmt)	\$ -	2006
1475 - Force Account Equipment	\$ 1,500.00	2006
1475 - Vehicle Purchases for Mod Program	\$ -	2006
1495 - Relocation	\$ 25,000.00	2006
1501 - Collateral Expense/Debt Service	\$ 250,000.00	2006
1502 - Contingency	\$ 164,876.00	2006
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 1,149,876.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001	PHA-Wide		

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1406 - Operations	\$ 200,000.00	2007
1408 - Computer Software (CFP)	\$ -	2007
1408 - Computer Software (Mgmt)	\$ -	2007
1408 - Management Improvements	\$ 3,000.00	2007
1408 - Section 3 Annual Budget	\$ 1,500.00	2007
1408 - Section 3 Coordinator	\$ 20,000.00	2007
1408 - Training Expenses (CFP Staff)	\$ 500.00	2007
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ 500.00	2007
1410 - Administrative Expenses	\$ 4,000.00	2007
1410 - Administrative Salaries / Benefits	\$ 145,000.00	2007
1410 - Legal Fees	\$ -	2007
1410 - Office Lease	\$ 24,000.00	2007
1410 - Travel Expenses (CFP Staff)	\$ 3,500.00	2007
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2007
1430 - Architectural / Engineering Fees	\$ 40,000.00	2007
1430 - LBP & Asbestos Consultant	\$ -	2007
1430 - LBP & Asbestos Insurance	\$ -	2007
1430 - Technical Salaries / Benefits	\$ 175,000.00	2007
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2007
1460 - Salaries / Benefits - Project Managers	\$ 45,000.00	2007
1475 - Computer Upgrades (CFP)	\$ 500.00	2007
1475 - Computer Upgrades (Mgmt)	\$ 500.00	2007
1475 - Force Account Equipment	\$ 500.00	2007
1495 - Relocation	\$ 25,000.00	2007
1501- Collateral Expense/Debt Service	\$ 250,000.00	2007
1502 - Contingency	\$ 164,876.00	2007
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 1,108,376.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001	PHA-Wide		

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1406 - Operations	\$ 200,000.00	2008
1408 - Computer Software (CFP)	\$ 500.00	2008
1408 - Computer Software (Mgmt)	\$ 500.00	2008
1408 - Management Improvements	\$ 2,000.00	2008
1408 - Section 3 Annual Budget	\$ 1,000.00	2008
1408 - Section 3 Coordinator	\$ 20,000.00	2008
1408 - Training Expenses (CFP Staff)	\$ -	2008
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2008
1410 - Administrative Expenses	\$ 4,000.00	
1410 - Administrative Salaries / Benefits	\$ 145,000.00	2008
1410 - Legal Fees	\$ -	2008
1410 - Office Lease	\$ 24,000.00	2008
1410 - Travel Expenses (CFP Staff)	\$ 500.00	2008
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ 500.00	2008
1430 - Architectural / Engineering Fees	\$ 50,000.00	2008
1430 - LBP & Asbestos Consultant	\$ -	2008
1430 - LBP & Asbestos Insurance	\$ 500.00	2008
1430 - Technical Salaries / Benefits	\$ 175,000.00	2008
1460 - HA-Wide Asbestos Abatement	\$ 3,000.00	2008
1460 - Salaries / Benefits - Project Managers	\$ 45,000.00	2008
1465 - Ranges / Refrigerators	\$ 500.00	2008
1475 - Computer Upgrades (CFP)	\$ -	2008
1475 - Computer Upgrades (Mgmt)	\$ -	2008
1475 - Force Account Equipment	\$ 500.00	2008
1495 - Relocation	\$ 25,000.00	2008
1501- Collateral Expense/Debt Service	\$ 250,000.00	2008
1502 - Contingency	\$ 164,876.00	2008
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 1,112,376.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001	PHA-Wide		

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1406 - Operations	\$ 200,000.00	2009
1408 - Computer Software (CFP)	\$ -	2009
1408 - Computer Software (Mgmt)	\$ -	2009
1408 - Management Improvements	\$ 3,000.00	2009
1408 - Section 3 Annual Budget	\$ 500.00	2009
1408 - Section 3 Coordinator	\$ 20,000.00	2009
1408 - Training Expenses (CFP Staff)	\$ -	2009
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2009
1410 - Administrative Expenses	\$ 4,000.00	2009
1410 - Administrative Salaries / Benefits	\$ 145,000.00	2009
1410 - Legal Fees	\$ 500.00	2009
1410 - Office Lease	\$ 24,000.00	2009
1410 - Travel Expenses (CFP Staff)	\$ 3,500.00	2009
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2009
1430 - Architectural / Engineering Fees	\$ 40,000.00	2009
1430 - LBP & Asbestos Consultant	\$ 3,000.00	2009
1430 - LBP & Asbestos Insurance	\$ 500.00	2009
1430 - Technical Salaries / Benefits	\$ 180,000.00	2009
1460 - HA-Wide Asbestos Abatement	\$ 3,000.00	2009
1460 - Salaries / Benefits - Project Managers	\$ 45,000.00	2009
1475 - Computer Upgrades (CFP)	\$ -	2009
1475 - Computer Upgrades (Mgmt)	\$ -	2009
1475 - Force Account Equipment	\$ 500.00	2009
1495 - Relocation	\$ 25,000.00	2009
1501- Collateral Expense/Debt Service	\$ 250,000.00	2009
1502 - Contingency	\$ 164,876.00	2009
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 1,112,376.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001001R	Nesbitt Courts	20	9.26%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1470 - Repairs to Boilers / Steam Lines	\$ 35,000.00	2006
1450 - Landscaping/Site Improvements	\$ 75,000.00	2007
1460 - Kitchen Renovations	\$ 40,000.00	2007
1460 - Bathroom Renovations	\$ 15,000.00	2007
1470 - Repairs to Boilers / Steam Lines	\$ 35,000.00	2007
1460- Plumbing Upgrades	\$ 15,000.00	2008
1460 - Upgrade Interior Finishes	\$ 15,000.00	2008
1470 - Repairs to Boilers / Steam Lines	\$ 35,000.00	2008
1460 - Electrical Upgrades	\$ 28,575.00	2009
1460 - Upgrade Exterior Finishes	\$ 75,000.00	2009
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 368,575.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001004	Houston Moore	19	12.67%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1460 - Electrical Upgrades	\$ 100,000.00	2006
1460 - Upgrade HVAC System	\$ 150,000.00	2006
1460 - Bathroom Renovations	\$ 30,000.00	2007
1460 - Upgrade Interior Finishes	\$ 150,000.00	2007
1450 - Landscaping/Site Improvements	\$ 35,000.00	2008
1460 - Kitchen Renovations	\$ 75,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 40,000.00	2009
1460 - Plumbing Upgrades	\$ 20,000.00	2009
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 600,000.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001005	Hillcrest	6	2.78%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1460 - Upgrade Interior Finishes	\$ 40,000.00	2006
1460 - Electrical Upgrades	\$ 50,000.00	2006
1460 - Plumbing Upgrades	\$ 25,000.00	2007
1470 - Remove Gas Meters	\$ 25,000.00	2007
1460 - Upgrade HVAC System	\$ 45,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 50,000.00	2008
1460 - Bathroom Renovations	\$ 95,000.00	2008
1450 - Landscaping/Site Improvements	\$ 100,000.00	2009
1460 - Kitchen Renovations	\$ 75,000.00	2009
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 505,000.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001006	Housing for the Elderly	3	3.75%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1460 - Plumbing Upgrades	\$ 15,000.00	2006
1460 - Upgrade Interior Finishes	\$ 50,000.00	2006
1460 - Asbestos Abatement - Soffits	\$ 20,000.00	2007
1460 - Kitchen Renovations	\$ 15,000.00	2007
1460 - Replace Hot Water Heaters	\$ 37,780.00	2007
1460 - Upgrade Exterior Finishes	\$ 25,000.00	2008
1460 - Upgrade HVAC Systems	\$ 23,575.00	2008
1450 - Landscaping/Site Improvements	\$ 55,000.00	2009
1460 - Electrical Upgrades	\$ 15,000.00	2009
1460 - Bathroom Renovations	\$ 40,000.00	2009
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 281,355.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001007	Solomon Towers	1	0.67%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1460 - Asbestos Abatement	\$ 20,000.00	2006
1460 - Replace Stairwell Doors	\$ 95,000.00	2006
1460 - Upgrade Interior Finishes	\$ 32,951.00	2007
1460 - Replace Windows and Patio Doors	\$ 100,000.00	2007
1460 - Upgrade Exterior Finishes	\$ 95,000.00	2008
1460 - Bathroom Renovations	\$ 50,000.00	2008
1460 - Upgrade HVAC System	\$ 100,000.00	2008
1470 - Upgrade Elevator	\$ 20,000.00	2008
1460 - Kitchen Renovations	\$ 220,000.00	2009
1460 - Electrical Upgrades	\$ 15,000.00	2009
1460 - Plumbing Upgrades	\$ 20,000.00	2009
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 767,951.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001008A	Creekwood South	24	12.06%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1450 - Landscaping / Site Improvements	\$ 50,000.00	2006
1460 - Upgrade Exterior Finishes	\$ 50,000.00	2006
1460 - Kitchen Renovations	\$ 60,000.00	2007
1460 - Plumbing Renovations	\$ 56,844.00	2007
1460 - Electrical Upgrades	\$ 20,000.00	2007
1460 - Bathroom Renovations	\$ 90,000.00	2008
1460 - Upgrade Interior Finishes	\$ 60,000.00	2009
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 386,844.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001008B	Rankin Terrace	3	3.75%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1450 - Landscaping / Site Improvements	\$ 88,575.00	2006
1460 - Upgrade Interior Finishes	\$ 67,500.00	2006
1460 - Bathroom Renovations	\$ 85,000.00	2007
1460 - Electrical Upgrades	\$ 15,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 75,000.00	2008
1460 - Kitchen Renovations	\$ 110,000.00	2009
1460 - Upgrade Plumbing	\$ 75,000.00	2009
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 516,075.00</b>	

**5-Year Plan  
Capital Fund Program (CFP)**

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
NC19P001008C	Vesta Village	4	9.30%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1450 - Landscaping / Site Improvements	\$ 50,000.00	2006
1460 - Bathroom Renovations	\$ 50,000.00	2006
1460 - Kitchen Renovations	\$ 50,000.00	2007
1460 - Plumbing Renovations	\$ 40,000.00	2007
1460 - Upgrade Interior Finishes	\$ 40,000.00	2007
1460 - Electrical Upgrades	\$ 15,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 75,000.00	2008
<b>Sub-Total Estimated Cost over next 5 years</b>	<b>\$ 320,000.00</b>	

2006	\$	2,060,951.00	\$	-
2007	\$	2,060,951.00	\$	-
2008	\$	2,060,951.00	\$	-
2009	\$	2,060,951.00	\$	-



## ATTACHMENT nc001c01

### HOUSING AUTHORITY OF THE CITY OF WILMINGTON, NORTH CAROLINA

## 2004 AGENCY PLAN GOALS

**The Authority has accomplished the following goals as listed in our 2003 Agency Plan:**

1. Phase I is the construction of 14 homeownership units at Jervay Place HOPE VI. As of November 2003, eleven of the 14 units have been completed.
2. Phase II is comprised of the construction of 100 units of Low Income Housing Tax Credit and 40 units are completed and are being leased. The remaining 60 units will be completed in 2004.
3. The infrastructure of Dove Meadows is 48% completed. Construction on the houses has begun.
4. The Authority has leveraged funds from two banks to assist with construction at the Dove Meadows site.
5. The Authority purchased a new Central Office building.
6. The Authority moved 11 residents into Homeownership.
7. Crime was reduced in our developments over the last two years by at least 20%.
8. Maintenance began their Preventative Maintenance Program.
9. Applied and received additional Section 8 Rental Vouchers for relocating Taylor Homes residents.
10. Applied and received funding for the total demolition of Robert R. Taylor Homes.

**The Wilmington Housing Authority has established the following goals for the next five years:**

1. HEO, our new non-profit corporation will build 131 homes on the Dove Meadows property. These homes will be sold to low and moderate income families.
2. The Authority will demolish Taylor Homes apartments built in 1938 and develop a mixed income community on this site.
3. The Authority will develop a plan to renovate and revitalize existing units to improve living conditions
4. Continue to decrease crime thru environmental designs and strengthening community support.
5. Purchase property and/or vacant land to develop housing.
6. Reduce dependence on HUD subsidy.
7. Assist families to become self-sufficient.

**ATTACHMENT nc001d01**

**RESIDENT MEMBERSHIP  
WILMINGTON HOUSING AUTHORITY'S BOARD OF COMMISSIONERS**

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The Wilmington Housing Authority also has a Section 8 resident who was recently appointed to the Board of Commissioners. Mrs. Margaret S. Rogers was appointed by the outgoing Mayor Harper Peterson on November 18, 2003. Mrs. Rogers terms of office will run from November 18, 2003 to March 31, 2007. Mrs. Rogers lives at 1338 Little John Circle (Glover Plaza). Glover Plaza is one of the developments managed by the Wilmington Housing Authority.

**MEMBERSHIP OF RESIDENT ADVISORY BOARD**

The Wilmington Housing Authority's Resident Advisory Board is made up of all the Resident Organization's elected Presidents and Vice-Presidents of our Public Housing Developments as follows:

Nesbitt Courts Resident Organization  
Taylor Homes Resident Organization  
Houston Moore Resident Organization  
Hillcrest Resident Organization  
Solomon Towers Resident Organization  
Creekwood South Resident Organization  
Rankin Terrace Resident Organization  
Vesta Village Resident Organization  
Glover Plaza Resident Organization

The Wilmington Housing Authority has two volunteers to serve on the Resident Advisory Board from our Section 8 properties.

# ATTACHMENT nc001f01

## IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE PLAN

- **Exemption from community service:**
  1. 62 years of age or older.
  2. Disabled
  3. Primary Care Taker of a disabled individual.
  4. Working and paying Social Security
  5. Head of household or any family member engaging in work activity through State funded programs or welfare programs paid through the State.
  
- **Requirements of community service:**
  1. Each adult contributes 8 hours a month of community service within the community in which the adult resides; or
  2. Participates in an economic self-sufficiency program for 8 hours per month; or
  3. Both 1 and 2 combined for 8 hours combined activities.
  4. Each adult has 12 months to perform their community service requirements. ( A total of 96 hours per year)
  
- **Documentation needed for verification of community service:**
  1. WHA will accept documentation of family compliance monthly or annually.
  2. WHA will provide forms to be used in documenting the hours performed for the community service requirement.
  3. WHA will accept verification forms from other agencies that community service requirements are met.
  
- **Verification of community service requirements:**
  1. WHA will verify exemption status annually except in the case of an individual who is 62 years of age or older. (Annual Re-exam)
  2. WHA will allow residents to change exemption status during the year.
  3. Prior to re-exam each adult member will be certified whether they have performed their community service requirements.
  4. If the adult member has not completed their requirement, they would be given suggestions on ways they can complete their requirement.
  5. Each adult member has 12 months to complete their 8 hours a month of community service requirements or a total of 96 hours of community service a year.
  
- **Non-compliance of community service requirements:**
  1. The resident has 30 days to perform your community service requirement from the date WHA verifies he/she is not in compliance.
  2. At the end of 30 days if the resident has not met his/her obligations, the lease will be terminated, unless the resident has signed a written agreement with WHA to fulfill the obligation.
  3. If the lease is terminated, the resident may request a hearing through the WHA's Grievance Procedure.

**SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**

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The Wilmington Housing Authority will choose to operate a Homeownership Program in the coming year.

As provided in the final rule at 982.625, the Wilmington Housing Authority will demonstrate our capacity to administer a Homeownership Program by establishing a minimum homeownership down payment requirement of at least three (3) percent and requiring that at least one (1) percent of the down payment come from the family's resources.

## ATTACHMENT nc001i01

### **PET POLICY STATEMENT**

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Note: No changes to this Policy this year 2004

The Wilmington Housing Authority has established *two* Pet Policies *one for elderly or person with disabilities*. The second Pet Policy is for Public Housing Residents. The policies have rules related to the legitimate interest of the WHA to provide a decent, safe and sanitary living environment for all residents, to protect and preserve the physical condition of the property, and the financial interest of the WHA.

Reasonable requirements found in the pet policy are:

1. Management must give written approval before a pet is permitted on the premises.
2. Pets must have all inoculations required by State or local law, and that the pet has no communicable diseases and is pest free.
3. Dogs and Cats must be spayed or neutered.
4. The WHA may refuse to register a pet if they determine that it is not a common household pet as defined in the policy and the owner is unable to keep the pet in compliance with the pet rules and other lease obligations.
5. A Pet deposit of \$250.00 will be collected from the resident and also a non-refundable monthly maintenance fee will be assessed. *A Pet deposit for the elderly or persons with disabilities would be equal to \$250.00 or the Total Tenant Payment whichever amount is lower.*
6. Limitation of the number of pets will depend on the size of individual units.
7. Termination of tenancy would be initiated if the owner violates the pet rules does not correct the violations.
8. If a pet is removed due to aggressive act the pet will not be allowed back on the premises.
9. All service animals are excluded from the pet policy but the service animals have to be certified as a service animal through agency.

**ATTACHMENT nc001j01**

**COMPONENT 10(B) Voluntary Conversion Initial Assessment**

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

**Seven**

- b. How many of the PHA's development are not subject to the Required Initial Assessments based on exemptions? E.g. elderly and/or disabled developments not general occupancy projects)?

**None**

- c. How many Assessments were conducted for the PHA's covered developments?

**One for each development, a total of seven developments.**

- 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:

**N/A**

**ATTACHMENT nc001k01**

**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule?  
If no, this section is complete
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Hillcrest	216 Units	Admit lower incomes	See ACO Policy
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# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00150101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FFY-2001
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<b>Original Annual Statement</b> <b>Performance and Evaluation Report for Period Ending: 9/30/04</b>	<b>Reserve for Disasters/ Emergencies</b>	<b>Revised Annual Statement (revision no: 4)</b> <b>Final Performance and Evaluation Report</b>
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 125,000.00	\$ 331,724.13	\$ 331,724.13	\$ 331,724.13
3	1408 Management Improvements Soft Costs	\$ 130,000.00	\$ 26,251.68	\$ 26,251.68	\$ 26,251.68
	Management Improvements Hard Costs				
4	1410 Administration	\$ 220,200.00	\$ 223,503.08	\$ 223,503.08	\$ 223,503.08
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 195,250.00	\$ 109,962.64	\$ 109,962.64	\$ 109,962.64
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 65,000.00	\$ 280,272.70	\$ 280,272.70	\$ 280,272.70
10	1460 Dwelling Structures	\$ 1,311,262.00	\$ 1,281,462.10	\$ 1,281,462.10	\$ 1,281,462.10
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 50,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 205,000.00	\$ 92,474.69	\$ 92,474.69	\$ 92,474.69
13	1475 Nondwelling Equipment	\$ 70,800.00	\$ 51,860.98	\$ 51,860.98	\$ 51,860.98
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines....)	\$ 2,397,512.00	\$ 2,397,512.00	\$ 2,397,512.00	\$ 2,397,512.00
21	Amount of Line 20 Related to LBP Activities	\$ 26,000.00	\$ 8,934.68	\$ 8,934.68	\$ 8,934.68
22	Amount of Line 20 Related to Section 504 compliance	\$ 90,000.00	\$ 1,871.82	\$ 1,871.82	\$ 1,871.82
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ 117,000.00	\$ 290,272.70	\$ 290,272.70	\$ 290,272.70
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:	
The Housing Authority of the City of Wilmington, NC		Capital Fund Program Grant No: NC19P00150101				FFY-2001	
		Replacement Housing Factor Grant No:					
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	
00	OPERATIONS	1406		\$ 125,000.00	\$ 331,724.13		
00	COMPUTER SOFTWARE-CGP	1408		\$ 5,000.00	\$ 3,941.60		
00	COMPUTER SOFTWARE-MGMT IMPROV.	1408		\$ 5,000.00	\$ 5,000.00		
00	MANAGEMENT IMPROVEMENTS	1408		\$ 45,000.00	\$ 2,195.80		
00	SECTION 3 ANNUAL BUDGET	1408		\$ 15,000.00	\$ 1,034.99		
00	SECTION3/ESF POSITION	1408		\$ 40,000.00	\$ 7,227.30		
00	SUNDRY EXPENSES	1408		\$ 2,500.00	\$ -		
00	TRAINING-CGP	1408		\$ 10,500.00	\$ 5,861.99		
00	TRAINING-MGMT IMPROVEMENTS	1408		\$ 7,000.00	\$ 990.00		
00	ADMIN EXPENSES (OFFICE EXP.)	1410		\$ 30,000.00	\$ 21,999.99		
00	LEGAL FEES	1410		\$ 1,200.00	\$ -		
00	OFFICE LEASE	1410		\$ 24,000.00	\$ 24,521.15		
00	SALARIES/BENEFITS	1410		\$ 145,000.00	\$ 163,753.93		
00	TRAVEL EXPENSES-CGP	1410		\$ 10,000.00	\$ 10,000.00		
00	TRAVEL EXPENSES-MGMT	1410		\$ 10,000.00	\$ 3,228.01		
00	ARCHITECTURAL/ENGINEERING FEES	1430		\$ 40,000.00	\$ 39,027.96		
00	LBP AND ASBESTOS CONSULTANT	1430		\$ 10,000.00	\$ 8,865.99		
00	LBP AND ASBESTOS INSURANCE	1430		\$ 16,000.00	\$ 68.69		
00	SALARIES/BENEFITS	1430		\$ 129,250.00	\$ 62,000.00		
00	FORCE ACCT WORKERS COMP INS.	1460		\$ 25,000.00	\$ 17,449.00		
00	HA-WIDE ASBESTOS ABATEMENT	1460		\$ 40,000.00	\$ 6,555.00		
00	SAL/BENE-FIELD PROJECT MANAGER	1460		\$ 95,050.00	\$ 192,529.58		
00	GENERAL UNIT UPGRADES	1460		\$ -	\$ 42,959.74		
00	RANGES/REFRIGERATORS	1465		\$ 50,000.00	\$ -		
00	WAREHOUSE EXPENSE	1470		\$ 60,000.00	\$ 35,293.69		
00	COMPUTER EQUIPMENT-CGP	1475		\$ 10,000.00	\$ 5,462.27		
00	COMPUTER EQUIP-MGMT IMPROVE	1475		\$ 10,000.00	\$ 30,236.91		
00	FORCE ACCT AUTO INSURANCE	1475		\$ 5,800.00	\$ 479.00		
00	FORCE ACCOUNT EQUIPMENT	1475		\$ 20,000.00	\$ 2,926.25		
00	VEHICLE PURCHASES FOR MOD PROG	1475		\$ 25,000.00	\$ 12,756.55		
01	PATCH & PAINT INT WALLS (FAC)	1460		\$ 40,000.00	\$ 88,800.00		
01	ENCAPSULATE INTERIOR STEAMLINES	1460		\$ -	\$ 42,000.00		
01	REPAIRS TO BOILERS/STEAM LINES	1470		\$ 30,000.00	\$ 15,431.60		
01	REPLACE HOT WATER HEATERS	1470		\$ -	\$ 21,650.00		
02	SITWORK/LANDSCAPING FAC	1450		\$ 5,000.00	\$ -		
02	SECTION 504 SITWORK-FAC	1450		\$ 25,000.00	\$ -		
02	GENERAL UNIT UPGRADES-FAC	1460		\$ 90,000.00	\$ 1,871.82		
02	BATHROOM RENOVATIONS-FAC	1460		\$ 90,000.00	\$ -		
02	REPLACE HTGING SYSTEM-FAC	1460		\$ 187,550.00	\$ 877.58		
02	KITCHEN RENOVATIONS-FAC	1460		\$ 75,000.00	\$ -		
02	ASBESTOS ABATEMENT-FAC	1460		\$ 7,500.00	\$ -		
02	504 UNIT COMPLIANCE-FAC	1460		\$ 60,000.00	\$ -		
02	REPAIR GAS LINES	1470		\$ 115,000.00	\$ -		
02	REPAIRS TO BOILERS/STEAMLINES	1470		\$ -	\$ 10,099.40		
02	REPLACE HOT WATER HEATERS	1470		\$ -	\$ 10,000.00		
02	RELOCATION	1495		\$ 25,000.00	\$ -		
04	LANDSCAPING/SITE IMPROVEMENTS	1450		\$ 35,000.00	\$ -		
04	MANAGEMENT CENTER UPGRADES	1460		\$ -	\$ 963.16		
04	REPACE HOT WATER HEATERS	1460		\$ -	\$ 7,982.00		
05	LANDSCAPING/ROAD REPAIRS	1450		\$ -	\$ 280,272.70		
05	PATCH & PAINT INT WALLS-FAC	1460		\$ 35,000.00	\$ 44,254.63		
05	REPLACE HOT WATER HEATERS-FAC	1460		\$ 10,000.00	\$ -		
05	UPGRADE ROOFS	1460		\$ -	\$ 27,827.09		
05	INSTALL GUTTERS/DOWNSPOUTS	1460		\$ -	\$ 72,277.01		
05	CLEAN OUT SOFFITS	1460		\$ -	\$ 24,999.00		
05	BATHROOM RENOVATIONS	1460		\$ -	\$ 112,641.49		
05	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 64,910.00		
06	ROOF & GUTTER REPLACE -FAC	1460		\$ 100,000.00	\$ -		
07	ASBESTOS ABATEMENT-FAC	1460		\$ 20,000.00	\$ -		
07	REPLACE KITCHEN CABINETS-FAC	1460		\$ 131,662.00	\$ -		
07	REPLACE WALLPAPER	1460		\$ -	\$ 61,582.00		
07	STAIRWELL DRAINS	1460		\$ -	\$ 6,800.00		
07	REPLACE CEILING TILE	1460		\$ -	\$ 16,683.14		
07	REPAIR CHILLER	1460		\$ -	\$ 6,580.00		
8A	ELECTRICAL UPGRADES-FAC	1460		\$ 292,500.00	\$ 312,286.62		
8A	ELECTRIC RANGES-FAC	1460		\$ 12,000.00	\$ -		
8A	CREEKWOOD UPGRADES	1460		\$ -	\$ 42,804.00		
8B	ROOF RESHINGLE	1460		\$ -	\$ 68,500.00		
8C	INSTALL GUTTERS/DOWNSPOUTS	1460		\$ -	\$ 17,329.24		

## Annual Statement/Performance and Evaluation Report

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

#### Part III: Implementation Schedule

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00150101 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b>  <b>FFY-2001</b>	
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	
WHA Wide	5/31/2003	12/31/2002		9/30/2004	6/30/2004		PIH Notice 2001-26 (HA) II B 2
NC1-1R	5/31/2003	12/31/2002		9/30/2004	6/30/2004		
NC1-2R	5/31/2003	12/31/2002		9/30/2004	6/30/2004		
NC1-4	5/31/2003	12/31/2002		9/30/2004	6/30/2004		
NC1-5	5/31/2003	12/31/2002		9/30/2004	6/30/2004		
NC1-6	5/31/2003	12/31/2002		9/30/2004	6/30/2004		
NC1-7	5/31/2003	12/31/2002		9/30/2004	6/30/2004		
NC1-8A	5/31/2003	12/31/2002		9/30/2004	6/30/2004		
NC1-8B	5/31/2003	12/31/2002		9/30/2004	6/30/2004		
NC1-8C	5/31/2003	12/31/2002		9/30/2004	6/30/2004		

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00150102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FFY-2002
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04	<input type="checkbox"/> 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	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00
3	1408 Management Improvements Soft Costs	\$ 150,000.00	\$ 82,521.74	\$ 82,521.74	\$ 64,723.18
	Management Improvements Hard Costs				
4	1410 Administration	\$ 199,000.00	\$ 181,438.25	\$ 181,438.25	\$ 181,438.25
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 287,200.00	\$ 400,226.37	\$ 400,226.37	\$ 400,226.37
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 30,000.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 1,036,000.00	\$ 1,085,551.36	\$ 1,085,551.36	\$ 841,816.59
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 31,800.00	\$ 28,698.09	\$ 28,698.09	\$ 28,698.09
12	1470 Nondwelling Structures	\$ 90,000.00	\$ 88,352.87	\$ 88,352.87	\$ 88,352.87
13	1475 Nondwelling Equipment	\$ 25,800.00	\$ 35,613.92	\$ 35,613.92	\$ 35,613.92
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ 748.40	\$ 748.40	\$ 748.40
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 53,351.00	\$ 0.00	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines....)	\$ 2,253,151.00	\$ 2,253,151.00	\$ 2,253,151.00	\$ 1,991,617.67
21	Amount of Line 20 Related to LBP Activities	\$ 20,000.00	\$ 20.00	\$ 20.00	\$ 20.00
22	Amount of Line 20 Related to Section 504 compliance	\$ 60,000.00	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ 30,000.00	\$ 26,141.64	\$ 26,141.64	\$ 26,141.64
26	Collateralization Expenses or Debt Service	\$ -	\$ -		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:	
The Housing Authority of the City of Wilmington, NC		Capital Fund Program Grant No:		NC19P00150102		FFY-2002	
		Replacement Housing Factor Grant No:					
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	
00	OPERATIONS	1406		\$ 350,000.00	\$ 350,000.00		
00	COMPUTER SOFTWARE-CGP	1408		\$ 5,000.00	\$ -		
00	COMPUTER SOFTWARE-MGMT IMPROV.	1408		\$ 5,000.00	\$ -		
00	MANAGEMENT IMPROVEMENTS	1408		\$ 45,000.00	\$ 39,354.00		
00	SECTION 3 ANNUAL BUDGET	1408		\$ 5,000.00	\$ 2,462.01		
00	SECTION3/ESF POSITION	1408		\$ 40,000.00	\$ 40,000.00		
00	SUNDRY EXPENSES	1408		\$ 34,500.00	\$ 154.75		
00	TRAINING-CGP	1408		\$ 8,500.00	\$ 550.98		
00	TRAINING-MGMT IMPROVEMENTS	1408		\$ 7,000.00	\$ -		
00	ADMIN EXPENSES (OFFICE EXP.)	1410		\$ 15,000.00	\$ 10,011.79		
00	OFFICE LEASE	1410		\$ 24,000.00	\$ 24,000.00		
00	SALARIES/BENEFITS	1410		\$ 145,000.00	\$ 145,000.00		
00	TRAVEL EXPENSES-CGP	1410		\$ 10,000.00	\$ 2,128.46		
00	TRAVEL EXPENSES-MGMT	1410		\$ 5,000.00	\$ 298.00		
00	ARCHITECTURAL/ENGINEERING FEES	1430		\$ 67,200.00	\$ 200,206.37		
00	LBP AND ASBESTOS CONSULTANT	1430		\$ 20,000.00	\$ 20.00		
00	SALARIES/BENEFITS	1430		\$ 200,000.00	\$ 200,000.00		
00	RE-DEVELOPMENT WORKERS COMP INS.	1460		\$ 17,900.00	\$ 17,900.00		
00	HA-WIDE ASBESTOS ABATEMENT	1460		\$ 9,500.00	\$ 9,500.00		
00	SAL/BENE-FIELD PROJECT MANAGER	1460		\$ 45,000.00	\$ 45,000.00		
00	RANGES/REFRIGERATORS	1465		\$ 31,800.00	\$ 28,698.09		
00	WAREHOUSE EXPENSE	1470		\$ 60,000.00	\$ 41,586.50		
00	COMPUTER EQUIPMENT-CGP	1475		\$ 7,500.00	\$ 10,166.28		
00	COMPUTER EQUIP-MGMT IMPROVE	1475		\$ 7,500.00	\$ 15,993.07		
00	RE-DEVELOPMENT AUTO INSURANCE	1475		\$ 5,800.00	\$ 1,397.69		
00	RE-DEVELOPMENT EQUIPMENT	1475		\$ 5,000.00	\$ 8,056.88		
00	RELOCATION	1495		\$ -	\$ 748.40		
00	CONTINGENCY	1502		\$ 63,351.00	\$ 0.00		
01	PATCH & PAINT INT WALLS (FAC)	1460		\$ 40,000.00	\$ -		
01	REPAIRS TO BOILERS/STEAM LINES	1470		\$ 30,000.00	\$ 26,141.64		
02	GENERAL UNIT UPGRADES-FAC	1460		\$ 90,000.00	\$ -		
02	BATHROOM RENOVATIONS-FAC	1460		\$ 90,000.00	\$ -		
02	KITCHEN RENOVATIONS-FAC	1460		\$ 75,000.00	\$ -		
02	ASBESTOS ABATEMENT-FAC	1460		\$ 7,500.00	\$ -		
02	504 UNIT COMPLIANCE-FAC	1460		\$ 60,000.00	\$ -		
02	REPAIRS TO BOILERS/STEAM LINES	1470		\$ -	\$ 20,624.73		
04	LANDSCAPING/SITE IMPROVEMENTS	1450		\$ 30,000.00	\$ -		
04	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 121,434.67		
05	PATCH & PAINT INT WALLS-FAC	1460		\$ 35,000.00	\$ 6,852.04		
05	REPLACE HOT WATER HEATERS-FAC	1460		\$ 10,000.00	\$ -		
06	ROOF & GUTTER REPLACE-FAC	1460		\$ 100,000.00	\$ 94,425.00		
07	ASBESTOS ABATEMENT-FAC	1460		\$ 20,000.00	\$ -		
07	REPLACE KITCHEN CABINETS-FAC	1460		\$ 131,600.00	\$ -		
07	UPGRADE HANDICAP RAMPS	1460		\$ -	\$ 1,858.00		
07	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 40,549.24		
07	REFURBISH MAIN ENTRANCE DOORS	1460		\$ -	\$ 19,100.00		
07	REPAIR ROOF	1460		\$ -	\$ 82,333.00		
8A	ELECTRICAL UPGRADES-FAC	1460		\$ 292,500.00	\$ 52,629.78		
8A	ELECTRIC RANGES-FAC	1460		\$ 12,000.00	\$ 71,881.62		
8A	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 33,645.00		
8A	REMOVE CHIMNEYS	1460		\$ -	\$ 15,845.00		
8B	INSTALL GUTTERS	1460		\$ -	\$ 48,736.76		
8B	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 149,500.00		
8C	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 110,045.00		
8C	REPLACE ROOFS	1460		\$ -	\$ 106,890.00		
8C	ELECTRICAL UPGRADES	1460		\$ -	\$ 65,000.00		

## Annual Statement/Performance and Evaluation Report

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

#### Part III: Implementation Schedule

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00150102 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b>  <b>FFY-2002</b>	
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	
WHA Wide	5/31/2004			5/31/2006			
NC1-1R	5/31/2004			5/31/2006			
NC1-2R	5/31/2004			5/31/2006			
NC1-4	5/31/2004			5/31/2006			
NC1-5	5/31/2004			5/31/2006			
NC1-6	5/31/2004			5/31/2006			
NC1-7	5/31/2004			5/31/2006			
NC1-8A	5/31/2004			5/31/2006			
NC1-8B	5/31/2004			5/31/2006			
NC1-8C	5/31/2004			5/31/2006			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00150103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FFY-2003
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reschedule for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04	<input type="checkbox"/> 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	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
3	1408 Management Improvements Soft Costs	\$ 28,000.00	\$ 88,000.00	\$ 38,303.91	\$ 24,918.79
	Management Improvements Hard Costs				
4	1410 Administration	\$ 174,000.00	\$ 174,000.00	\$ 156,985.04	\$ 84,561.37
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 180,000.00	\$ 197,500.00	\$ 197,500.00	\$ 108,147.27
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 40,000.00	\$ 40,000.00	\$ 998.32	\$ -
10	1460 Dwelling Structures	\$ 874,795.00	\$ 888,257.00	\$ 226,632.74	\$ 31,427.44
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 66,000.00	\$ 54,750.00	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 20,000.00	\$ 74,786.33	\$ 63,536.33	\$ 63,506.33
13	1475 Nondwelling Equipment	\$ 2,500.00	\$ 2,770.65	\$ 821.03	\$ 821.03
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 139,000.00	\$ 4,231.02	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines....)	\$ 1,749,295.00	\$ 1,749,295.00	\$ 884,777.37	\$ 513,382.23
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 -Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ 162,795.00	\$ 162,795.00	\$ 14,800.00	\$ 14,800.00
26	Collateralization Expenses or Debt Service	\$ -	\$ -		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:	
The Housing Authority of the City of Wilmington, NC		Capital Fund Program Grant No: NC19P00150103 Replacement Housing Factor Grant No:				FFY-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	
00	Operations	1406		\$ 200,000.00	\$ 200,000.00		
00	Management Improvements	1408		\$ 6,500.00	\$ 66,500.00		
00	Section 3 Annual Budget	1408		\$ 1,500.00	\$ 1,500.00		
00	Section 3/ESF Position	1408		\$ 20,000.00	\$ 20,000.00		
00	Administrative Expenses (Office exp.)	1410		\$ 4,000.00	\$ 4,000.00		
00	Office Lease	1410		\$ 24,000.00	\$ 22,800.00		
00	Salaries/Benefits	1410		\$ 143,000.00	\$ 143,000.00		
00	Travel Expenses - CGP	1410		\$ 3,000.00	\$ 4,200.00		
00	Architectural/Engineering Fees	1430		\$ 20,000.00	\$ 37,500.00		
00	Salaries/Benefits	1430		\$ 160,000.00	\$ 160,000.00		
00	Force Account Workers Comp Insurance	1460		\$ 15,000.00	\$ 15,000.00		
00	HA-Wide Asbestos Abatement	1460		\$ 5,000.00	\$ 5,000.00		
00	Salaries/Benefits - Field Project Managers	1460		\$ 40,000.00	\$ 40,000.00		
00	Warehouse Expenses	1470		\$ -	\$ 599.67		
00	Force Account Automotive Insurance	1475		\$ 2,000.00	\$ 2,000.00		
00	Force Account Equipment	1475		\$ 500.00	\$ 770.65		
00	Relocation	1495		\$ 25,000.00	\$ 25,000.00		
00	Contingency	1502		\$ 139,000.00	\$ 4,231.02		
01	Patch and Paint Interior Walls	1460		\$ 20,000.00	\$ 20,000.00		
01	Repairs to Boilers / Steam Lines	1470		\$ 15,000.00	\$ 62,516.32		
02	Patch and Paint Interior Walls	1460		\$ 5,000.00	\$ 5,000.00		
02	Repairs to Boilers / Steam Lines	1470		\$ 5,000.00	\$ 420.34		
04	Landscaping / Site Improvements	1450		\$ 15,000.00	\$ 15,000.00		
04	Patch and Paint Interior Walls	1460		\$ 20,000.00	\$ 20,000.00		
05	Landscaping / Site Improvements	1450		\$ 25,000.00	\$ 25,000.00		
05	Patch and Paint Interior Walls	1460		\$ 35,000.00	\$ 35,000.00		
05	Replace Hot Water Heaters	1460		\$ 100,000.00	\$ 100,000.00		
05	Upgrade Exterior Finishes	1460		\$ -	\$ 2,400.00		
06	Roof and Gutter Replacement	1460		\$ 102,000.00	\$ 102,000.00		
07	Replace Kitchen Cabinets	1460		\$ 170,000.00	\$ 170,000.00		
07	Electrical Upgrades	1460		\$ 50,000.00	\$ 50,000.00		
07	Powerwash Exterior	1460		\$ 100,000.00	\$ 100,000.00		
8A	Install Gutters	1460		\$ 70,000.00	\$ 95,000.00		
8A	Upgrade Exterior Finishes	1460		\$ -	\$ 162.00		
8A	Electric Ranges	1465		\$ 66,000.00	\$ 54,750.00		
8A	Remove Gas Meters	1470		\$ -	\$ 11,250.00		
8B	Kitchen Upgrades	1460		\$ 62,795.00	\$ 62,795.00		
8B	Install Gutters	1460		\$ 50,000.00	\$ 25,000.00		
8B	Upgrade Exterior Finishes	1460		\$ -	\$ 7,000.00		
8C	Install Gutters	1460		\$ 30,000.00	\$ 30,000.00		
8C	Upgrade Exterior Finishes	1460		\$ -	\$ 3,900.00		

## Annual Statement/Performance and Evaluation Report

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

#### Part III: Implementation Schedule

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00150103 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b>  <b>FFY-2003</b>	
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	
WHA Wide	9/16/2005			9/16/2007			PIH 2003-19
NC1-1R	9/16/2005			9/16/2007			
NC1-2R	9/16/2005			9/16/2007			
NC1-4	9/16/2005			9/16/2007			
NC1-5	9/16/2005			9/16/2007			
NC1-6	9/16/2005			9/16/2007			
NC1-7	9/16/2005			9/16/2007			
NC1-8A	9/16/2005			9/16/2007			
NC1-8B	9/16/2005			9/16/2007			
NC1-8C	9/16/2005			9/16/2007			

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I : Summary

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC NC001		<b>Grant Type and Number</b> Capital Fund Program Grant No.: NC19P00150203 Replacement Housing Factor Grant No:		<b>Federal FY or Grant:</b> 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement - Revision No:2	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/04				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -			
3	1408 Management Improvements Soft Costs	\$ -			
	1408 Management Improvements Hard Costs	\$ -			
4	1410 Administration	\$ -			
5	1411 Audit	\$ -			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ -			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvements	\$ 409,330.00	\$ 409,330.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ -			
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -			
12	1470 Nondwelling Structures	\$ -			
13	1475 Nondwelling Equipment	\$ -			
14	1485 Demolition	\$ -			
15	1490 Replacement Reserve	\$ -			
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ -			
18	1499 Development Activities	\$ -			
19	1502 Contingency	\$ -			
20					
21	Amount of Annual Grant: (sum of lines 1-19)	\$ 409,330.00	\$ 409,330.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	\$ -			
23	Amount of line 21 Related to Section 504 compliance	\$ -			
24	Amount of line 21 Related to Security - Soft Costs	\$ -			
25	Amount of line 21 Related to Security - Hard Costs	\$ -			
26	Amount of line 21 Related to Energy Conservation Measures	\$ -			
27	Collateralization of Expenses or Debt Service	\$ -			

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P001502103			Federal FY or 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	Obligated	Expended	
HA-Wide	Operations	1406		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Management Improvements	1408		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Section 3 Annual Budget	1408		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Section 3/ESF Position	1408		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Office Lease	1410		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Salaries/Benefits	1410		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Travel Expenses - CGP	1410		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Architectural/Engineering Fees	1430		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Salaries/Benefits	1430		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Force Account Workers Comp Insurance	1460		\$ -	\$ -	\$ -	\$ -	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Force Account Automotive Insurance	1475		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Force Account Equipment	1475		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Relocation	1495		\$ -	\$ -	\$ -	\$ -	
HA-Wide	Contingency	1502		\$ -	\$ -	\$ -	\$ -	
NC1-1R	Landscaping / Site Improvements	1450		\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	
NC1-4	Landscaping / Site Improvements	1450		\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	
NC1-5	Landscaping / Site Improvements	1450		\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	
NC1-8A	Landscaping / Site Improvements	1450		\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	
NC1-8B	Landscaping / Site Improvements	1450		\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	
NC1-8C	Landscaping / Site Improvements	1450		\$ 9,330.00	\$ 9,330.00	\$ -	\$ -	

**Annual Statement/Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC NC001		<b>Grant Type and Number</b> Capital Fund Program NC19P00150203				<b>Federal FY or Grant:</b> 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide 1406	February 13, 2006			February 13, 2008			HUD letter 12/29/03
HA-Wide 1408	February 13, 2006			February 13, 2008			
HA-Wide 1410	February 13, 2006			February 13, 2008			
HA-Wide 1430	February 13, 2006			February 13, 2008			
HA-Wide 1460	February 13, 2006			February 13, 2008			
HA-Wide 1470	February 13, 2006			February 13, 2008			
HA-Wide 1475	February 13, 2006			February 13, 2008			
NC19P001001R	February 13, 2006			February 13, 2008			
NC19P001002R	February 13, 2006			February 13, 2008			
NC19P001003	February 13, 2006			February 13, 2008			
NC19P001004	February 13, 2006			February 13, 2008			
NC19P001005	February 13, 2006			February 13, 2008			
NC19P001006	February 13, 2006			February 13, 2008			
NC19P001007	February 13, 2006			February 13, 2008			
NC19P001008A	February 13, 2006			February 13, 2008			
NC19P001008B	February 13, 2006			February 13, 2008			
NC19P001008C	February 13, 2006			February 13, 2008			

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00150104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FFY-2004
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Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 9/30/04   
  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	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 28,000.00	\$ 28,000.00	\$ -	\$ -
	Management Improvements Hard Costs				
4	1410 Administration	\$ 206,000.00	\$ 206,000.00	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 120,000.00	\$ 120,000.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 1,040,451.00	\$ 1,040,451.00	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 164,000.00	\$ 164,000.00	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines....)	\$ 2,060,951.00	\$ 2,060,951.00	\$ -	\$ -
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 –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -
26	Collateralization Expenses or Debt Service	\$ -	\$ -		

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150104			Federal FY or 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	Obligated	Expended	
HA-Wide	Operations	1406		\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	
HA-Wide	Management Improvements	1408		\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	
HA-Wide	Section 3 Annual Budget	1408		\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	
HA-Wide	Section 3/ESF Position	1408		\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	
HA-Wide	Office Lease	1410		\$ 24,000.00	\$ 24,000.00	\$ -	\$ -	
HA-Wide	Salaries/Benefits	1410		\$ 173,000.00	\$ 173,000.00	\$ -	\$ -	
HA-Wide	Travel Expenses - CGP	1410		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
HA-Wide	Architectural/Engineering Fees	1430		\$ 90,000.00	\$ 90,000.00	\$ -	\$ -	
HA-Wide	Salaries/Benefits	1430		\$ 160,000.00	\$ 160,000.00	\$ -	\$ -	
HA-Wide	Redevelopment Workers Comp Insurance	1460		\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	
HA-Wide	Redevelopment Automotive Insurance	1475		\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	
HA-Wide	Force Account Equipment	1475		\$ 500.00	\$ 500.00	\$ -	\$ -	
HA-Wide	Relocation	1495		\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	
HA-Wide	Contingency	1502		\$ 164,000.00	\$ 164,000.00	\$ -	\$ -	
NC1-1R	Patch and Paint Interior Walls	1460		\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
NC1-1R	Repairs to Boilers / Steam Lines	1470		\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	
NC1-4	Landscaping / Site Improvements	1450		\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
NC1-4	Patch and Paint Interior Walls	1460		\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
NC1-5	Landscaping / Site Improvements	1450		\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
NC1-5	Patch and Paint Interior Walls	1460		\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
NC1-5	Replace Hot Water Heaters	1460		\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	
NC1-5	Bathroom Upgrades	1460		\$ 120,451.00	\$ 120,451.00	\$ -	\$ -	
NC1-6	Roof and Gutter Replacement	1460		\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	
NC1-6	Kitchen Renovations	1460		\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	
NC1-7	Replace Kitchen Cabinets	1460		\$ 125,000.00	\$ 125,000.00	\$ -	\$ -	
NC1-7	Electrical Upgrades	1460		\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
NC1-7	Powerwash Exterior	1460		\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	
NC1-8A	Install Gutters	1460		\$ 90,000.00	\$ 90,000.00	\$ -	\$ -	
NC1-8B	Upgrade Interior Finishes	1460		\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	
NC1-8B	Jet out sewer branches	1460		\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	
NC1-8C	Bathroom Upgrades	1460		\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	

## Annual Statement/Performance and Evaluation Report

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

#### Part III: Implementation Schedule

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00150104 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b>  <b>FFY-2004</b>	
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	
WHA Wide	9/13/2006			9/13/2008			PIH Notice 2004-15
NC1-1R	9/13/2006			9/13/2008			2004 Capital Fund Processing
NC1-2R	9/13/2006			9/13/2008			Updated Schedule
NC1-4	9/13/2006			9/13/2008			
NC1-5	9/13/2006			9/13/2008			
NC1-6	9/13/2006			9/13/2008			
NC1-7	9/13/2006			9/13/2008			
NC1-8A	9/13/2006			9/13/2008			
NC1-8B	9/13/2006			9/13/2008			
NC1-8C	9/13/2006			9/13/2008			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00150101			Federal FY of Grant: FFY-2001	
<b>Original Annual Statement</b>		<b>Reserve for Disasters/ Emergencies</b>		<b>Revised Annual Statement (revision no: 4 )</b>		
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 9/30/02</b>				<input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b>		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$ -	\$ -	\$ -	\$ -	
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -	
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -	
4	1410 Administration	\$ -	\$ -	\$ -	\$ -	
5	1411 Audit	\$ -	\$ -	\$ -	\$ -	
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -	
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -	
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -	
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -	
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -	
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -	
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -	
18	1499 Development Activities	\$255,766.00	\$255,766.00	\$255,766.00	\$255,766.00	
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -	
20	Amount of Annual Grant: (sum of lines 1-19)	\$255,766.00	\$255,766.00	\$255,766.00	\$255,766.00	
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 –Soft Costs	\$ -	\$ -	\$ -	\$ -	
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -	
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -	
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -	





## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <u>NC19R00150102</u>			Federal FY of Grant: FFY-2002	
Original Annual Statement		Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>9/30/04</u>		Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$ -	\$ -	\$ -	\$ -	
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -	
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -	
4	1410 Administration	\$ -	\$ 24,310.50	\$ 24,310.50	\$ 4,462.74	
5	1411 Audit	\$ -	\$ -	\$ -	\$ -	
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -	
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -	
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -	
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -	
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -	
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -	
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -	
18	1499 Development Activities	\$ 243,104.00	\$ 218,793.50	\$ 218,793.50		
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -	
20	Amount of Annual Grant: (sum of lines 1-19)	\$ 243,104.00	\$ 243,104.00	\$ 243,104.00	\$ 4,462.74	
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 –Soft Costs	\$ -	\$ -	\$ -	\$ -	
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -	
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -	
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -	





# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> The Housing Authority of the City of Wilmington, NC	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <u>NC19R00150203</u>	<b>Federal FY of Grant:</b> FFY-2003
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Original Annual Statement Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending: 9/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ 18,874.10	\$ 18,874.10	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 169,866.90	\$ 169,866.90		
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 1-19)	\$ 188,741.00	\$ 188,741.00	\$ -	\$ -
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 –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -





# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00150204			Federal FY of Grant: FFY-2004	
Original Annual Statement		Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04		Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$ -	\$ -	\$ -	\$ -	
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -	
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -	
4	1410 Administration	\$ 22,086.00	\$ 22,086.00	\$ -	\$ -	
5	1411 Audit	\$ -	\$ -	\$ -	\$ -	
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -	
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -	
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -	
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -	
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -	
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -	
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -	
18	1499 Development Activities	\$ 198,775.00	\$ 198,775.00			
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -	
20	Amount of Annual Grant: (sum of lines 1-19)	\$ 220,861.00	\$ 220,861.00	\$ -	\$ -	
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 –Soft Costs	\$ -	\$ -	\$ -	\$ -	
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -	
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -	
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -	





**PERFORMANCE AND EVALUATION REPORTS**  
**PERIOD ENDING 9/30/04**

- **FFY–2001 Capital Fund Program Grant No. NC19P00150101  
(Revision No. 4)**
- **FFY-2002 Capital Fund Program Grant No. NC19P00150102  
(Revision No. 3)**
- **FFY-2003 Capital Fund Program Grant No. NC19P00150103  
(Revision 2)**
- **FFY-2003 Capital Fund Program Grant No. NC19P00150203  
(Revision 2)**
- **FFY-2004 Capital Fund Program Grant No. NC19P00150104  
(Revision 1)**
- **FFY-2001 Replacement Housing Factor Grant No.  
NC19R00150101**
- **FFY-2002 Replacement Housing Factor Grant No.  
NC19R00150102**
- **FFY-2003 Replacement Housing Factor Grant No.  
NC19R00150203**
- **FFY-2004 Replacement Housing Factor Grant No.  
NC19R00150204**

Program Name	Description	Estimated Size	Allocation Method	Access	Eligibility
21st Century Learning Center	Learning centers that consists of a variety of non-profit agencies and faith based organizations within the community that serve students who attend Title One Schools.	100 youths	Federal Government	Resident Services Department	Public Housing, Section 8, and HOPE VI Youths
Basic Computer Classes	Six week computer class offered at Hillcrest. Training in basic computer operations partnered with Cape Fear Community College	12 Residents	Free	Resident Services Department	Public Housing and Section 8 Residents
Bridgadge Boys and Girls Club	Afterschool program for youths living in Houston Moore activites include basketball, and games for children	30 Youths	Bridgadge Boys and Girls Club	Resident Services Department	Public Housing Youths
Business Hour	Residents receive assistance from family and senior services staff in writing letters, solving bill problems, or reading their daily mail	7-10 Residents	Available to Solomon Towers and Hillcrest elderly and disabled public housing residents	Resident Services Department	Solomon Towers Hillcrest Anex
Child Nutrition Lunch	Lunches for children during the summer Monday through Friday	25-30 youth	Available to residents living at Hillcrest, Nesbitt Courts, and Creekwood	Resident Services Department	Public Housing Youth

Coffee Hours	Residents make coffee and sell it to raise money for the resident groups	20 residents	Available to all elderly and disabled public housing residents	Resident Services Department	Residents Living at Solomon Towers
"Community" Newsletter	Newletter sent to all Public Housing and Section 8 residents to inform them of various programs and what other residents are achieving.	All	Available to all Public Housing and Section 8 residents	Special Project and Grants	Public Housing and Section 8 residents
Credit Counseling	Workshop offered at least twice monthly for credit counseling and teaching basic budgeting and money management skills. Also by individual appointment	Varies 2-25	Section 8 Homeownership	Resident Services Department	Open to all public housing, Section 8, HOPE VI, residents and some other agenices
Grocery Run	A bi-weekly trip to the grocery store is provided to the elderly and disabled	15-20 residents	Available to all elderly and disabled public housing residents	Resident Services Department	Public Housing Residents
Hillcrest Computer Lab	Computer classes taught two days per week	10 per class	Available to all residents	Resident Services Department	Public Housing Residents
Homebuyer's Workshop	Workshop to teach prospective homebuyers about purchasing a home.	20 residents	FSS participants	Resident Services Department	FSS participants
Homeownership Institute	Intensive homeownership program	10-15 participants	WHA	Resident Services Department	Public Housing, Section 8, and HOPE VI participants

HOPE VI Resident Advisory Meeting	Monthly meetings with Jervay residents provide updates on progress of Jervay construction and receive feedback on supportive services needs	131 Families	HOPE VI Residents	Resident Services Department	HOPE VI Residents
Incubator Units at The Village of Greenfield	Case management of 40 families implementation of FSS program	40	FSS participants	The Village of Greenfield	Section 8 Residents
Job Fair	Workshop to help resident with job placement	Varies	Available to all residents	Resident Services Department	Public Housing, Section 8, and HOPE VI participants
Kids Woodworking	Youths learning the use of basic hand tools related to woodworking projects. They also learn measurements using rulers	15 participants	Open to all public housing, Section 8, and HOPE VI youths	Resident Services Department	Public Housing Youth
Lunch Program	New Hanover County Department of aging provides a hot meal for elderly residents Monday-Friday	20 residents	Available to all residents at Solomon Towers	Resident Services Department	Public Housing Residents
Mental Health	Assist WHA residents with individual and group counseling	31 participants	ROSS Grant	Resident Services Department	Public Housing Residents
PCC Program	A committee that consist of service providers within the community providing services for WHA residents	10-15 participants	Services Providers	Resident Services Department	FSS participants
POC/FSS Orientation	FSS orientation to new candidates moving into public housing	Varies	Available to public housing residents	Management	Public Housing Residents

Resident Advisory Council	Meeting held monthly to give housing authority staff, residents and community leaders a venue for discussion of issues pertaining to residents of public housing and Section 8 and to make recommendations regarding WHA's policies and procedures	20-25 residents and staff	Open to all public housing and Section 8 residents	Resident Services Department	Public Housing and Section 8 Residents
Resident Community Watch	Residents have organized several community watch programs throughout their developments with the assistance of the Wilmington Police Department	366 Residents	Open to all public housing and Section 8 residents	Wilmington Housing Authority/Wilmington Police Department	Public Housing and Section 8 Residents
Resident Officers Training	Resident organization officer's training in "how to conduct a meeting" and "Robert's Rules of Order"	15 Residents	Open to all resident organization officers	Management	Resident Organization Officers
Resident Organizations	Meeting held once a month for residents at each participating development to discuss issues pertinent to their development and surrounding community	7-30 participants	Open to all public housing residents	Management	Public Housing Residents
Section 3/Referrals	Employment for residents selected from database	Database	Open to public housing, section 8, and HOPE VI residents	HEO	Public Housing, Section 8, and HOPE VI residents
Survival Skills	6 weeks class designed to motivate residents to teach survival skills	10-15 participants	Availabe to all public housing and Section 8 residents	Resident Services Department	Public Housing and Section 8 Residents

Teen Enterprise	An initiative that promotes economic, educational, and social advancement of all young adults regardless of economic background or social standing	25-30 Youths	HOPE VI, ROSS, and In-Kind	Resident Services Department	Public Housing, Section 8, and HOPE VI Residents
Transportation	Program which allows residents transportation assistance in order to help meet self-sufficiency needs	Open	HOPE VI ROSS	Resident Services Department	Public Housing, Section 8, and HOPE VI Residents
Tour of Homes	The Housing Authority partners with area realtors and the Cape Fear Regional Community Development Corporation to give Family Self-Sufficiency participants an opportunity to view several homes in the city and find out about affordable mortgage loan programs.	10-12 per tour	Available to FSS participants	Resident Services Department	Public Housing and Section 8 residents
Wilmington Housing Authority Baseball Team	Youths from ages 8-10 and 11-12 participate in neighborhood baseball league teaches teamwork and sportsmanship	30 Youths	HOPE VI, ROSS, In-Kind	Resident Services Department	Public Housing, Section, HOPE VI
Youth Round-Up	A youth program which provides character development, positive peer interaction, training, and mentoring	15 Youths	HOPE VI	Resident Services Department	HOPE VI youths

**PBA STATEMENT**

**Section 8 PHA Project-Based Vouchers**

The Wilmington Housing Authority has recognized the need to provide additional affordable housing units for the elderly and family population. Residents that are current voucher holders find it difficult to find affordable rental housing in the areas of the City of Wilmington and New Hanover County.

In an effort to address the need, the authority has set aside 118 vouchers to convert to Project Based Rental Assistance. Advertisements will go out in February 2005. The authority encourages private for profit and/or non-profit investment in new construction of affordable housing production both for families and seniors, in New Hanover County.