

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

PHA Plans

5 Year Plan for Fiscal Years 2006 - 2010

Annual Plan for Fiscal Year 2006

**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: Raleigh Housing Authority

PHA Number: NC 002

PHA Fiscal Year Beginning: (04/01/2005)

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 - 2010
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: **RHA will seek replacement vouchers for Chavis Heights over the next couple of years.**
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: **tax credits for HOPE VI redevelopment**
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 99%
 - Improve voucher management: (SEMAP score) 99%
 - 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:
- **Complete HOPE VI redevelopment of Chavis Heights. Part of this plan will include the sale of some of the land for the tax credit and market rate components of the revitalization plan.**

- **RHA plans to sell an office building at 420 N. Boylan Avenue that is surplus property since the new office building was completed. This will be a market rate sale.**
- **Demolish an antiquated community building in the Kentwood public housing complex. Another multi-purpose building will be constructed to serve the community without the use of HUD funds.**

Provide replacement public housing: **New units will be constructed back on the Chavis Heights location through HOPE VI**

Provide replacement vouchers:

Other: (list below)

- **Maintain unit turn times at less than 20 days**
- **Continue to market program to achieve and maintain 99% occupancy**
- **Complete tenant generated work orders in three working days and all other work orders in five days.**
- **Continue efforts to identify fraud in all housing programs and pursue repayment or legal action. Recipients that fraud RHA will face sanctions prior to being able to re-apply for housing assistance.**

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: **Public housing only**

Implement public housing site-based waiting lists: **HOPE VI sites and all the single family homes. Only new list will be for Chavis Heights once it is completed in several years.**

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: **Continue to utilize off duty police as needed and as funding is available. Implement security measures such as surveillance cameras. Implement CPTED principles whenever modernization activities are done. All activities contingent on funds being available. RHA will pull criminal records or police records on any household member for which a complaint has been lodged. If the police notify RHA of a serious criminal offense, RHA will take action to terminate assistance in both public housing and Section 8.**

Designate developments or buildings for particular resident groups (elderly, persons with disabilities) **Part of the HOPE VI redevelopment for Chavis Heights includes a tax credit senior building.**

- Other: (list below)
 - **Provide community space to service providers such as Communities In Schools of Wake County to offer services on site.**
 - **Continue to work closely with the Raleigh Police Department to track crime in public housing and identify section 8 recipients that are engaging in criminal activity.**

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:
 - **Continue to provide incentive housing for working families to reward work.**
 - **Continue to operate the Section 8 welfare to work program in coordination with the local TANF agency as a local program.**
 - Provide or attract supportive services to improve assistance recipients' employability:
 - **RHA received a Neighborhood Networks grant to continue to provide computer access to the families affected by HOPE VI. The funding will allow expansion of the program to serve more adults.**
 - **Continue to develop partnerships and Memoranda of Agreement with community service providers.**
 - **Secure three VISTA volunteers to assist with the recruitment of service providers and to identify the needs of resident families.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - **At least one of the VISTA volunteers will work with the elderly and disabled families.**
 - Other: (list below)
 - **Continue the KEYS program to prepare public housing and section 8 recipients to purchase homes on the open market.**
 - **Continue to develop the relationship with Wake County's Supported Housing program to assist residents to maintain housing and prepare for home purchase.**

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - **RHA is working with the NC Division of Vocational Rehabilitation to look at strategies for addressing the housing needs of the severely mobility impaired residents of our community to lessen their need to live in nursing homes. This may include a preference in the Section 8 Program.**
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- Look at strategies for reducing the cost of the Section 8 program
- Develop strategies for reducing utility costs.
- Continue to seek non-federal sources of funding for affordable housing.
- Continue to streamline the cost of operations.

Annual PHA Plan
PHA Fiscal Year 2006
[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.

RHA is rated as a high performer and intends to maintain this standard. The following lists the highlights and major initiatives of RHA

- Developed a Section 32 public housing homeownership program to sell at least 25 single family homes to public housing residents over the next 10 years. The first sales will occur in 2005.
- Implemented a minimum rent of \$50 for both the Section 8 and public housing programs. RHA has developed a minimum rent exemption policy and questionnaire. This policy was issued independently for public comment.
- RHA will complete demolition of Chavis Heights and begin installation of infrastructure in FY 05-06. RHA will also apply for tax credits for the senior housing component of this redevelopment.
- Secured Neighborhood Networks grant for Chavis Heights' families that will be used to provide supportive services to the displaced families.
- RHA has secured HUD approval to continue the Section 8 Welfare to Work program as a local initiative. RHA will continue to collaborate with Wake County Human Services to provide this program.
- RHA will continue to pursue methods to identify fraud and unreported income in both the public housing and Section 8 Programs. Since 2002 RHA has identified over \$1.6 million in unreported income in the Section 8 Program. RHA has collected over \$600,000 and returned over \$300,000 to HUD.
- Both the Section 8 Administrative Plan and the Admissions and Occupancy policies have been revised. These were issued for public review and comment. These changes have been incorporated into this 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
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2006 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Attachment A – Statement of Progress (page 48)
 - Attachment B – Voluntary Conversion (Page 50)
 - Attachment C – Resident Board Member (Page 51)
 - Attachment D – Resident Advisory Board Membership (Page 52)
 - Attachment E – Definition of Deviation (page 53)
 - Attachment F – RASS Follow Up Plan (Page 54)
 - Attachment G- Deconcentration and Income Mixing (Page 57)
 - Attachment H - Capital Fund Tables (Page 58)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require 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
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <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
XX	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	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
XX	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
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
XX	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
XX	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
XX	Other supporting documents (optional) (list individually; use as many lines as necessary) RASS Follow Up Plan	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	21783	5	5	4	4	4	4
Income >30% but <=50% of AMI	30241	5	4	4	4	4	4
Income >50% but <80% of AMI	37121	4	3	3	4	3	3
Elderly	15440	4	2	2	3	3	3
Families with Disabilities	N/A						
Race/Ethnicity (White)	62401	5	4	4	4	3	3
Race/Ethnicity (Black)	19810	5	4	4	4	3	3
Race/Ethnicity (Hispanic)	6871	5	5	4	4	4	3
Race/Ethnicity (other)	63	5	4	4	4	3	3

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: 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: 2000
- 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 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	2832		
Extremely low	2795	99%	

Housing Needs of Families on the Waiting List

income <=30% AMI			
Very low income (>30% but <=50% AMI)	37	1%	
Low income (>50% but <80% AMI)	0	0	
Families with children	1576	56%	
Elderly families	88	3%	
Families with Disabilities	707	25%	
Singles	461	16%	
Race/Ethnicity (Black)	2639	93%**	
Race/ethnicity (White)	176	6%**	
Race/ethnicity (Amer. Ind)	3	.001%**	
Race/ethnicity (Other)	14	.004%**	

** Numbers do not equal 100% due to rounding

Characteristics by Bedroom Size (Public Housing Only)			
1BR	1418	50%	90
2 BR	1060	37%	850
3 BR	289	10%	472
4 BR	53	2%	102
5 BR	12	<1%	12
5+ BR	0	0	0

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Housing Needs of Families on the Waiting List

	# of families	% of total families	Annual Turnover
Waiting list total	9582		450
Extremely low income <=30% AMI	9259	97%	
Very low income (>30% but <=50% AMI)	319	3%	
Low income (>50% but <80% AMI)	4	<1%	
Families with children	6610	69%	
Elderly families	554	6%	
Families with Disabilities	1801	19%	
Singles	617	6%	
Race/ethnicity (Black)	8782	92%	
Race/ethnicity (White)	705	7%	
Race/Ethnicity (Amer. Ind)	40	.004	
Race/ethnicity (Asian)	38	.004%	
Race/ethnicity (None given)	17	.002%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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)
 - Issue housing bonds that meet the criteria established by RHA which includes items such as outside of minority areas of concentration, reputable developers with a track record of quality development and management.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Provide incentive single family homes for working families.

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)
 - RHA will develop a 50-unit elderly tax credit building as part of the HOPE VI redevelopment of Chavis Heights.
 - RHA has been approved for three VISTA volunteers. One volunteer will assist the elderly and disabled families to enable them to live independently. Recruitment is underway for the volunteer.

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)
 - RHA will purchase 46 single-family homes as part of the HOPE VI grant. These homes will be in non-minority, non-poverty areas of the city.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	6,313,582	
b) Public Housing Capital Fund	2,618,652	
c) HOPE VI Revitalization	19,959,697	
d) HOPE VI Demolition	2,602,877	
e) Annual Contributions for Section 8 Tenant-Based Assistance	21,924,091	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Capital Fund Replacement Hsg.	414,097	
HOPE VI Neighborhood Networks	249,921	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	2,542,905	
Excess Utilities	31,900	
Other Tenant Income	139,304	
4. Other income (list below)		
Non-dwelling Rental	68,412	
Interest Income	148,335	
4. Non-federal sources (list below)		
Rooftop rental	82,962	
Management Fees	363,004	
Total resources	57,459,739	

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) **Top 50 applicants by date and time and bedroom size needed.**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
- **Anytime verifications are more than 120 days old**
 - **Criminal records are checked before applicants are added to the waiting list.**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- **Credit histories looking for rental and property damage information – not credit scores.**
 - **Outstanding charges owed to RHA in any of its rental assistance programs.**
 - **Previous evictions for felony drug-related and criminal charges within seven years of the date of application. Violent or drug-related misdemeanor offenses within 3 years of application.**
 - **History of committing fraud in any of RHA's housing programs.**
 - **Registered sex offender status.**

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

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

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

(2)Waiting List Organization

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

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

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

- PHA main administrative office

- PHA development site management office – **Capitol Park only**
- Other (list below)

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

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

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? **3**

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: **RHA's single family homes are scattered around the city and many of these homes are not on the bus line. Families applying for a single family home can choose an area of the city for reasons such as proximity to work or schools.**

(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) RHA may allow families to move to a public housing community with RHA supplied utilities if this will prevent potential eviction. This move is at the expense of the family.
- Other: (list below)
 - For relocation required as a result of demolition or safety concerns.

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 **RHA will accept five referrals per year from agencies providing case management to the victim and family.**
- 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)
 - **Elderly and near elderly singles over other singles**
 - **Disabled singles over other singles.**
 - **Elderly persons raising minor children.**
 - **Mobility impaired applicants when a mobility accessible unit is available.**

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

1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
 - Agency plan and supporting documents, specifically Admissions and Occupancy Policy
 - RHA web page at www.rhaonline.com

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

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

(6) Deconcentration and Income Mixing

- a. Yes No: 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:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
 - The criminal records of new landlords are also checked prior to participating in the voucher program.
 - If the applicant is a previous resident of public housing, RHA will provide a landlord reference.
- 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:

If the person has been actively searching for a unit and can provide a list of landlords contacted – the family may get a 60 day extension. Disabled persons generally are given 120 days to search from the beginning as a reasonable accommodation with additional extensions possible if warranted.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Elderly and disabled singles over other singles.
 - Families with legal custody of minor children.
 - Families paying more than 35% of their income for rent
 - Displaced public housing families requesting a voucher for relocation.

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

1 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 2 Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)
- 2 Elderly and disabled singles over other singles.
 - 2 Families with legal custody of minor children.
 - 2 Families paying more than 35% of their income for rent
 - 2 Displaced public housing families requesting a voucher for relocation.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
 - **Outreach to community agencies**

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:

Any household claiming zero income must complete a questionnaire that describes the amenities they have such as cable, cell phones, etc. They must also explain how it is they are able to buy personal items such as clothing, make up and personal items. This questionnaire must be completed for each month that the family seeks exemption from the minimum rent. RHA may not pursue eviction for these families unable to pay the minimum rent but RHA does expect a monthly explanation of how they are able to live without any income.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

Recipients must complete a monthly questionnaire that explains how they are meeting living expenses such as personal care items, transportation, clothing and entertainment. This also addresses anyone waiting for benefits to be approved or someone that recently lost an income source.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA’s option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment F

-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 F

-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: Chavis Heights
- 2. Development (project) number: NC 2-1
- 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

1. Development name: Chavis Heights
2. Development (project) number: NC 2-3
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

**** Relocation is complete and demolition is underway.**

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Kentwood
1b. Development (project) number: NC 2-7
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>(02/04/05)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development ** Dilapidated community building- no dwellings <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02/01/05 b. Projected end date of activity: 04/30/05

1a. Development name: RHA office building
1b. Development (project) number: NONE
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>(10/10/05)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development ** Surplus office building sold at market value. <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/05 b. Projected end date of activity: 10/31/05

1a. Development name: Chavis Heights
1b. Development (project) number: NC 2-1
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>(02/01/05)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development ** Sale of land for development of tax credit and market rate components of the HOPE VI plan. <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/02/05

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input 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 type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input 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.

Conversion of Public Housing Activity Description
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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input 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 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)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input 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 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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? DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)

- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:
- Residents were concerned that in some communities that have the community center leased to a service provider, the resident leadership does not keys or access to the buildings outside of center hours of operation. Problems were indicated in Walnut Terrace and Kentwood.
Response: This is not a community wide problem and only Walnut Terrace was represented at the meeting. Walnut has a city parks and recreation program and a computer center using their community space. Heritage Park has a computer center and indicates this is not a problem for them; all residents have to do is ask to use the space. It is understandable that since these centers have expensive equipment in them that they would not want to give out keys and security passwords. RHA's position is that these

centers are a tremendous asset to the community and we need to continue to work with the service providers to accommodate resident meetings. A recent Inter-Community Council meeting was held at the Walnut Terrace center and all went well.

- **Residents wanted to know how they could be informed of who has been trespassed from a community and if all evicted family members are trespassed? RHA has the right to trespass anyone at anytime from its properties. RHA will start posting a list of the trespassed individuals in the management offices on a periodic basis. On occasion these lists may be published in the community newsletters. Lease violations such as serious criminal offences including drug-related and/or violent acts will result in that individual being trespassed. Individuals are also trespassed for fraud and for threatening residents or RHA staff. Generally, it is the offender that is trespassed but this prohibition may be extended to the entire household based on the situation.**
- **The Section 8 representative asked if the housing authority could provide fundig for public housing or Section families to attend school or complete job training? RHA has funds for public housing families displaced from Chavis Heights to cover limited training costs. Section 8 families as well as public housing families may participate in RHA's homeownership program (KEYS) which will assist them to purchase a home. There is no funding source available to pay tuition for anyone other than HOPE VI families. There are community resources and these were shared with the RAB member.**
- **RHA discussed the request it has received from Independent Living to provide a preference for severely disabled persons to receive a preference for a Section 8 voucher. This situation only relates to persons who have to live in a nursing home or are limited to only one room in their home due to severe mobility impairment and inaccessibility. These individuals need several issues to be addressed at one time in order to live independently. The person's health must be stabilized, a live-in aide selected and an accessible unit available in order for this preference to come into play. Independent Living is saying that it is nearly impossible to have all these needs addressed at the time the applicant's name comes to the top of the waiting list. RHA is suggesting this could be done on a trial basis for one family per year. The RAB supported this approach due to the catastrophic issues faced by these individuals.**
- **RHA discussed the proposal to demolish the small community building in the Kentwood community in order to provide space for the construction of 2000 square foot building to expand the community learning center. The only concern voiced by the RAB was to make sure the new building will provide community space so the resident council has meeting space and a place for activities.**
- **RHA staff also discussed the plan to pull police reports and arrest records for public housing occupants when serious complaints are made to RHA regarding a resident. Currently we only check these for new applicants and at annual recertifications. The RAB supported this unanimously.**
- **Residents had the opportunity to review the FY05-06 Capital Fund plan. Some of their comments related to the policy for painting occupied units, what will be the process for replacing floors in Heritage Park and who has control over the storage rooms in Heritage Park. The Assistant Director of Development addressed these concerns.**
- **RHA also informed the RAB that it had secured approval to continue to offer the Section 8 Welfare to Work Program. The RAB was supportive of this initiative as well.**

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 Raleigh
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)
- RHA's HOPE VI community is surrounded by community redevelopment areas and the Chavis Heights redevelopment continues the revitalization efforts of the city in this area of downtown.
 - RHA's services are directed toward very low income renters and first time home buyers which are identified as priorities by the city.

Other: (list below)

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

The city has been very active redeveloping the area surrounding Chavis Heights. This also includes the focus on code enforcement in the immediate area. The City of Raleigh, a community non-profit and a local corporation are in negotiations to build a community building in one of RHA's public housing communities to support an on site computer learning center. The city is also making funds available for first time home buyers as well as sponsoring nearly free home buyers education classes.

D. Other Information Required by HUD

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

Attachments

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

Attachment A

Statement of Progress

The following is an update to the status of goals reflected in FY 2004-2005 for the period April 1, 2004 through March 31, 2005

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

- RHA continues to operate the Section 8 Welfare to Work program which has proven to be a very successful partnership between RHA and Wake County Human Services, the local TANF agency. RHA has secured HUD approval to continue this program as a local initiative.
- RHA received a score of "A" under PHAS and continues to be rated as a high performer.
- RHA received HUD approval for demolition and revitalization HOPE VI grants to redevelop the 64-year old Chavis Heights. RHA has relocated over 242 families and has started demolition.
- The Section 8 program continues to be fully utilized. RHA also received a rating of "A" on SEMAP.
- RHA cooperates with local law enforcement to share crime incident reports for both public housing and Section 8 leaseholders. RHA will then follow up with disciplinary actions as warranted by the activity.
- RHA continues to close out the Capital Fund grants well ahead of the required time limit. These funds are used to modernize and upgrade public housing facilities.
- RHA is the first housing authority in the state to secure a certification from the State of North Carolina that all pre-1978 units are lead safe.

Goal 2– Improve Community Quality of Life and Economic Vitality

- RHA continue to assess public safety measures for all of its communities. RHA has added surveillance cameras to various locations. Security guards have been secured for the Glenwood Towers property along with other upgrades to enhance security.
- All residents have been relocated from the Chavis Heights property.
- RHA continues its partnership with Communities In Schools of Wake County to provide computer centers on site in five public housing communities. In September 2004 the newest center opened in the completed 1999 HOPE VI community of Capitol Park. CIS, RHA and a local corporate partner of SAS Institute are working together to construct another building in the public housing community of Kentwood to allow for more service to more residents.
- RHA regularly provides the addresses for all public housing units and section 8 recipients to the local police departments. If the police have problems at a unit receiving housing assistance they notify RHA and we follow up as needed.

- RHA has identified a local partner- the Raleigh Business and Technology Center (RBTC)- to assist with promoting contracting opportunities with small businesses, particularly minority businesses.

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

- RHA continues to offer the KEYS program to assist with home purchase for first time buyers. RHA will also be enrolling families in its Section 32 public housing homeownership program starting in 2005.
- RHA has several partners that offer money management, budgeting and credit workshops. This will continue.
- Working families will continue to have access to incentive public housing units such as the single family homes and Capitol Park, as well as the units that will be constructed at Chavis Heights.

Attachment B: Voluntary Conversion

RHA has conducted the initial assessment as required. There is no need to convert any of the RHA's public housing units.

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

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

Attachment C

RESIDENT BOARD MEMBER

All members of the Board of Commissioners are appointed by the Mayor of Raleigh as required by state statute. The current representative is Doris Wrench of 116 Saint Mary's Street. Her most recent term started September 20, 2004 and will expire May 19, 2007. Ms. Wrench is a senior citizen that is president of her community and also serves as the Treasurer of the Intercommunity Council, Inc. that is the authority-wide resident organization.

Attachment D

RESIDENT ADVISORY BOARD MEMBERSHIP

1. Lelia Sanders- 3208 Snowberry Drive, Raleigh, NC 27610
2. Delores Perry- 150 Cedar Street, Raleigh, NC 27604
3. Mary Jones- 509 Glenwood Ave. Apt. 1306, Raleigh, NC 27603
4. Rashaun Nelson- 1804 Rugby Court, Raleigh, NC 27604
5. Lottie Moore- 506 Lipscomb Court, Raleigh, NC 27609
6. Joanne Taylor- 2138 Mayview Road, Raleigh, NC 27607
7. Josephine McCullers- 533 Dorothea Drive, Raleigh, NC 27601
8. Barbara Sneed, 3549 Meadowridge Drive, Raleigh, NC 27604
9. Doris Wrench, 116 St. Mary's Street, Apt. 608, Raleigh, NC 27605
10. Asia Adams – 2146 Mayview Road, Raleigh, NC 27607
11. Mable Whitaker- 3934 Haresnipe Court, Raleigh, NC 27613
12. Sarah Turner – 104 Keeter Center Drive, Raleigh, NC 27601

Section 8 Representatives

13. Dierdre Walker- 4140 Willow Haven Court, Raleigh, NC 27616
14. Tiffany Ralph – 1302 Hargett Street, Raleigh, NC 27610

Attachment E

Definition of Substantial Deviation

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

Attachment F
RASS Follow-Up Plan
For FY 2005 – 2006

There is only one area that requires a follow-up plan. RHA scored less than 75% in the area of Neighborhood Appearance. There are a couple of general comments the Raleigh Housing Authority (RHA) would like to make relative to this score:

- In general the response rate for the RHA residents exceeded the national average with several communities responding in excess of 50%.
- The survey does not clearly limit responses to the public housing community and the responses could be affected by issues in the surrounding community. For example, when the questions relate to recreational areas such as playgrounds and other outside facilities, residents may assume the question relates to city parks or greenways.
- As in most urban areas, community parks and playgrounds can become gathering spots for non-residents. It is an ongoing effort to make sure only residents use these facilities and RHA must rely heavily on law enforcement in this area.
- The survey results also indicate resident dissatisfaction with the parking areas. From follow up discussions with community residents, this often reflects issues such as the lack of assigned parking. In the older, more traditional public housing complexes constructed before cars were so prevalent in society, there are sometimes insufficient spaces to meet the demand. This frustrates residents and is likely reflected in their survey responses.
- RHA only needs to develop a follow up plan for Neighborhood Appearance which represents only one of five areas.
- The survey tool remains a concern for RHA. It is widely known that the reading levels of our public housing residents do not mirror society at large. In fact, many residents cannot read at all. RHA estimates that roughly 25% of our population cannot read and many more do not read above a third grade level. This problem is most prevalent among the elderly and disabled. For this reason, among others, RHA conducted on-site sessions so that residents could receive assistance to complete these surveys.

Neighborhood Appearance

The items that received the lowest ratings are general upkeep of common areas and buildings, parking areas, recreation areas, and noise. Many of these items are significantly impacted by the residents themselves such as noise, litter and general property appearance. RHA management makes every effort to enforce the lease agreement and keep these items under control. However, without the total support of all residents these items will be very difficult to eradicate. Another issue with the survey is exactly how is the respondent defining "neighborhood?" Often the public housing units are the best housing units in an area, however if the respondent replies based on the surrounding community, there is very little RHA can do to impact these areas. The following actions will be taken:

- Over the last three years RHA has been contracting out landscaping and trash/litter collection while staff picked up bulk trash. RHA has been dissatisfied with the performance of the

contractors and is returning the responsibility for trash/litter removal to RHA maintenance staff. During the workweek, all trash and debris must be picked up and removed from the grounds at each development prior to 12:00 p.m. Site-based maintenance staff will be held accountable for this function. This staff is also expected to pick up trash in their community everyday. Staff compliance with this requirement is monitored and tracked by the Maintenance Director through employee performance appraisals.

- RHA's Executive Director makes at least 2 annual on-site inspections of every housing development managed by RHA to identify areas of site control and maintenance that need improvement. These are unannounced visits. As a part of this process, the Executive Director speaks to residents throughout each development to identify maintenance and safety concerns they have. Pictures are taken to document problems and forwarded to the appropriate RHA department for correction. Considerable training is provided to lower level staff to insure uniform high standards are applied. Workers of all levels are encouraged to take initiative. RHA also implements a merit-based pay system that rewards top performers.
- Residents do not always think to call in a work order for items in the common areas as opposed to their individual units. The Director of Maintenance recently sent out a letter to all residents encouraging them to call in work orders on items they see that need attention. Housing Management also includes articles in the resident newsletters relating to these items once or twice per year. Newsletters are prepared for each public housing community so very specific items are addressed for each specific public housing community.
- Housing Managers are required to walk each of their properties at least once every week. This duty is scored on performance appraisals and staff may or may not receive merit pay increases based on performance. Managers are required to call in work orders on any problems they see and to follow through to make sure the work is done correctly and timely.
- Upkeep of the community parking areas was also mentioned as an area that needs improvement. In several communities this dissatisfaction is likely related to the very limited parking available rather than the appearance. When RHA's oldest communities were occupied, motor vehicles were not allowed. As a result, parking is very limited and in some cases far removed from the actual residence. Residents complain when they cannot park immediately outside their unit. In the older complexes they may have several hundred feet to walk from the parking. RHA does not have assigned parking and guests take up resident spaces. This is an ongoing problem that in many cases cannot be addressed because so few parking spaces are available with no means to add more. The parking lots were previously included in the landscape contract but this has been moved back to an in-house responsibility for keeping the lots free of trash.
- Every unit is inspected each year using the Uniform Physical Condition Standards criteria. The maintenance staff has a procedure for making referrals to housing management for residents that appear to have housekeeping problems or property abuse. Housekeeping is one of the most difficult areas in which to enforce the lease agreement. RHA has not had a great deal of success in evicting residents for this reason even in the most extreme cases. Residents know this. RHA provides housekeeping classes and requires the residents that were referred to attend. However, there is really no penalty for failing to complete the class since evictions are not usually upheld in court. Just a few residents with bad housekeeping habits can impact an entire community with respect to roaches and rodents. RHA will continue to enforce acceptable housekeeping standards.

- Noise was consistently rated as a problem in the Neighborhood Appearance section. This seems inappropriate as it has no impact whatsoever on appearance. Since it is a problem however, RHA will inform residents of the need to call the police whenever noise is a problem. Housing Managers will also enforce the lease agreement as it relates to "peaceful enjoyment". Noise is governed by City ordinance and RHA cannot exceed the legal parameters of the city laws.
- RHA's Development, Management and Maintenance Departments coordinated this year to develop and prioritize the capital and modernization needs to insure that the highest priority modernization improvements are completed in a timely manner. (RHA consistently closes out its Capital Fund grants a year to six months ahead of the HUD standard.) This priority listing includes all potential work items and funding sources and is not limited to Capital Fund items. Quarterly meetings of the Department heads are held to monitor progress on these work items.
- In the central city public housing complexes, the public housing is often the best- maintained units in the area. RHA is in regular contact with the City of Raleigh to insure local code is enforced and units are safe. RHA will call the city if a problem is spotted in the vicinity of one of our complexes.

This survey process is not a good tool for determining management ability. In fact, good management and strict lease enforcement could very likely result in a decreased survey score. Residents that feel pressured by RHA to clean-up their units or yards may likely give RHA a decreased score in retaliation. The survey can easily become a tool of retribution not an adequate assessment of management ability.

ATTACHMENT G

DECONCENTRATION ANALYSIS Raleigh Housing Authority FY 4/1/05 –3/31/06

- Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? **Yes**
- Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? **No**

The Raleigh Housing Authority (RHA) has completed its analysis of the public housing developments covered by the Deconcentration of Poverty regulations. The elderly housing developments of Glenwood Towers and Carriage House are excluded from this analysis. The only community that meets the criteria of 100 units is Walnut Terrace.

The incomes of RHA residents are low and the City of Raleigh Area Median Income is the highest in the state. As a result, tenant incomes rarely exceed 15% of AMI authority-wide. The waiting lists for both public housing and Section 8 indicate that in excess of 97% of applicants have incomes below 30% AMI.

Attachment H
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 05 FFY of Grant Approval: (01/2005)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	523,730
3	1408 Management Improvements	181,063
4	1410 Administration	261,865
5	1411 Audit	2,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	80,000
8	1440 Site Acquisition	
9	1450 Site Improvement	291,342
10	1460 Dwelling Structures	834,160
11	1465.1 Dwelling Equipment-Nonexpendable	100,000
12	1470 Nondwelling Structures	20,000
13	1475 Nondwelling Equipment	105,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	10,000
18	1498 Mod Used for Development	
19	1502 Contingency	209,492
20	Amount of Annual Grant (Sum of lines 2-19)	2,618,652
21	Amount of line 20 Related to LBP Activities	15,000
22	Amount of line 20 Related to Section 504 Compliance	25,000
23	Amount of line 20 Related to Security	
	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
NC2-6 Glenwood Towers	Ceiling Fans	1460	111,000
	Replace Privacy Curtains	1460	5,000
NC2-7 Kentwood	Pave Parking Lot	1450	30,000
	Replace Roof	1460	65,000
NC2-11 Mayview	Replace Storage Room Doors	1460	10,000
	Repair/Repair Siding (13)	1460	2,285
NC2-12/13 Heritage Park	Pave Parking Lot (12/13)	1450	94,842
	Replace Floor Tiles Downstairs	1460	18,550
NC2-14 Meadow Ridge	Replace Mail Boxes	1450	8,000
NC2-15 Carriage House	Pave Parking Lot	1450	12,500
	Replace Privacy Curtains	1460	5,000
NC2-18 Birchwood	Paint Exterior Rails	1460	5,000
	Shingles Cleaned	1460	5,000
	Replace Floor Tile Downstairs	1460	7,175
NC2-19 Valleybrook	Replace Floor Tile	1460	21,350

NC2-21 Stonecrest	Concrete Bases/Benches	1450	6,500
	Replace Floors	1460	18,550
	Pave Lot	1450	25,500
NC2-25 Berkshire Village	Replace Mail Boxes	1450	8,000
	Replace Roofs	1460	45,000
HA-Wide	Carpet	1460	50,000
	504 Compliance	1460	25,000
	PM & E	1460	45,000
	Vinyl Floors	1460	30,000
	Lead Based Paint/Mold	1460	15,000
	Landscape	1450	43,000
	Gutters	1460	10,000
	Cabinets Occupied	1460	30,000
	Cabinets Vacant	1460	30,000
	Countertops Vacant	1460	30,000
	VCT Replacement	1460	60,000
	Signs	1450	10,000
	Sidewalk Replacement	1450	35,000
	Unit Repairs	1460	10,000
	Tub Re-Glazing	1460	7,500
	Bathrooms Occupied Units	1460	30,000
	Bath Renovations Vacant	1460	60,000
	Vanity Replacement for Occupied Units	1460	8,750
	Vanity Replacement-Unoccupied Units	1460	14,000
	Maintenance Mech. 2-Plaster Repairs and Trees	1460	60,000
	1450	18,000	
Administration	Operations	1406	523,730
	Management Improvement	1408	146,063
	Administration	1410	261,865
	Audit	1411	2,000
	A & E	1430	50,000
	Fees & Cost	1430	30,000
	Appliances	1465	100,000
	Non-Dwelling Buildings	1470	20,000
	Non-Dwelling Equipment >1,000	1475	10,000
	Non-Dwelling Equipment <1,000	1475	10,000
	Vehicles	1475	70,000
	Computer Equipment >1,000	1475	10,000
	Computer Equipment<1,000	1475	5,000
	Relocation	1495	10,000
	Contingency	1502	209,492

**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)
NC2-6 Glenwood Towers	9-13-06	9-13-09
NC2-7 Kentwood	9-13-06	9-13-09
NC2-11 Mayview	9-13-06	9-13-09
NC2-12/13 Heritage Park	9-13-06	9-13-09
NC2-14 Meadow Ridge	9-13-06	9-13-09
NC2-15 Carriage House	9-13-06	9-13-09
NC2-18 Birchwood	9-13-06	9-13-09
NC2-19 Valleybrook	9-13-06	9-13-09
NC2-21 Stonecrest	9-13-06	9-13-09
NC2-25 Berkshire Village	9-13-06	9-13-09

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	
NC2-6	Glenwood Towers	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Windows			600,000	2007
Total estimated cost over next 5 years			600,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC2-15	Carriage House	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Windows			200,000	2006
Total estimated cost over next 5 years			200,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NC2-31/32/33/34/35/36/37	Scattered Sites	3	.0015%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Painting			10,000	2006
Painting			10,000	2007
Painting			10,000	2008
Painting			10,000	2009
Total estimated cost over next 5 years			40,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	HA-Wide		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Carpet		50,000	2006
504 Compliance		25,000	2006
PM & E		45,000	2006
Vinyl Floors		30,000	2006
Lead Based Paint/Mold		25,000	2006
Landscape		50,000	2006
Gutters		10,000	2006
Cabinets Occupied		30,000	2006
Cabinets Vacant		30,000	2006
Countertops Vacant		30,000	2006
VCT Replacement		60,000	2006
Signs		10,000	2006
Sidewalk Replacement		35,000	2006
Unit Repairs		20,000	2006
Tub Re-Glazing		7,500	2006
Bathrooms Occupied Units		30,000	2006
Bath Renovations Vacant		60,000	2006
Vanity Replacement for Occupied Units		8,750	2006
Vanity Replacement-Unoccupied Units		14,000	2006
Maintenance Mech. 2-Plaster Repairs and		60,000	2006
Trees		30,000	2006
Dead Bolts		1,500	2006
Carpet		50,000	2007
504 Compliance		25,000	2007
PM & E		45,000	2007
Vinyl Floors		30,000	2007
Lead Based Paint/Mold		25,000	2007
Landscape		50,000	2007
Gutters		10,000	2007
Cabinets Occupied		30,000	2007
Cabinets Vacant		30,000	2007
Countertops Vacant		30,000	2007
VCT Replacement		60,000	2007
Signs		10,000	2007
Sidewalk Replacement		35,000	2007
Unit Repairs		20,000	2007
Tub Re-Glazing		7,500	2007
Bathrooms Occupied Units		30,000	2007

Bath Renovations Vacant	60,000	2007
Vanity Replacement for Occupied Units	8,750	2007
Vanity Replacement-Unoccupied Units	14,000	2007
Maintenance Mech. 2-Plaster Repairs and Trees	60,000	2007
Dead Bolts	30,000	2007
	1,500	2007
Carpet	50,000	2008
504 Compliance	25,000	2008
PM & E	45,000	2008
Vinyl Floors	30,000	2008
Lead Based Paint/Mold	25,000	2008
Landscape	50,000	2008
Gutters	20,000	2008
Cabinets Occupied	30,000	2008
Cabinets Vacant	30,000	2008
Countertops Vacant	30,000	2008
VCT Replacement	60,000	2008
Signs	10,000	2008
Sidewalk Replacement	35,000	2008
Unit Repairs	20,000	2008
Tub Re-Glazing	10,000	2008
Bathrooms Occupied Units	30,000	2008
Bath Renovations Vacant	60,000	2008
Vanity Replacement for Occupied Units	10,000	2008
Vanity Replacement-Unoccupied Units	14,000	2008
Maintenance Mech. 2-Plaster Repairs and Trees	60,000	2008
Dead Bolts	30,000	2008
	2,335	2008
Carpet	50,000	2009
504 Compliance	25,000	2009
PM & E	45,000	2009
Vinyl Floors	30,000	2009
Lead Based Paint/Mold	25,000	2009
Landscape	50,000	2009
Gutters	20,000	2009
Cabinets Occupied	30,000	2009
Cabinets Vacant	30,000	2009
Countertops Vacant	30,000	2009
VCT Replacement	60,000	2009
Signs	10,000	2009
Sidewalk Replacement	35,000	2009
Unit Repairs	20,000	2009
Tub Re-Glazing	10,000	2009
Bathrooms Occupied Units	30,000	2009
Bath Renovations Vacant	60,000	2009
Vanity Replacement for Occupied Units	10,000	2009
Vanity Replacement-Unoccupied Units	14,000	2009
Maintenance Mech. 2-Plaster Repairs and Trees	60,000	2009
	30,000	2009

Dead Bolts	2,335	2009
Total estimated cost over next 5 years	2,676,170	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	ADMINISTRATION			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Operations	486,023	2006
Management Improvement	472,522	2006
Administration	261,865	2006
Audit	2,000	2006
A & E	50,000	2006
Fees & Cost	30,000	2006
Appliances	100,000	2006
Non-Dwelling Buildings	20,000	2006
Non-Dwelling Equipment >1,000	10,000	2006
Non-Dwelling Equipment <1,000	10,000	2006
Vehicles	70,000	2006
Computer Equipment >1,000	10,000	2006
Computer Equipment<1,000	5,000	2006
Relocation	10,000	2006
Contingency	209,492	2006
Operations	398,545	2007
Management Improvement	160,000	2007
Administration	261,865	2007
Audit	2,000	2007
A & E	50,000	2007
Fees & Cost	30,000	2007
Appliances	100,000	2007
Non-Dwelling Buildings	20,000	2007
Non-Dwelling Equipment >1,000	10,000	2007
Non-Dwelling Equipment <1,000	10,000	2007
Vehicles	70,000	2007
Computer Equipment >1,000	10,000	2007
Computer Equipment<1,000	5,000	2007
Relocation	10,000	2007
Contingency	209,492	2007
Operations	523,730	2008
Management Improvement	523,730	2008
Administration	261,865	2008
Audit	2,000	2008
A & E	50,000	2008
Fees & Cost	50,000	2008
Appliances	100,000	2008
Non-Dwelling Buildings	20,000	2008
Non-Dwelling Equipment >1,000	30,000	2008
Non-Dwelling Equipment <1,000	6,500	2008
Vehicles	70,000	2008
Computer Equipment >1,000	5,000	2008
Computer Equipment<1,000	70,000	2008
Relocation	10,000	2008
Contingency	209,492	2008
Operations	523,730	2009
Management Improvement	523,730	2009
Administration	261,865	2009

Audit	2,000	2009
A & E	50,000	2009
Fees & Cost	50,000	2009
Appliances	100,000	2009
Non-Dwelling Buildings	20,000	2009
Non-Dwelling Equipment >1,000	30,000	2009
Non-Dwelling Equipment <1,000	6,500	2009
Vehicles	70,000	2009
Computer Equipment >1,000	5,000	2009
Computer Equipment<1,000	70,000	2009
Relocation	10,000	2009
Contingency	209,492	2009
Total estimated cost over next 5 years	6958438	

