

# PHA Plans

## Streamlined 5-Year/Annual Version

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

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

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

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

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

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

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Asheville

**PHA Number:** NC 007

**PHA Fiscal Year Beginning:** (10/2005)

**PHA Programs Administered:**

- Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units: 1,540    
 Number of S8 units:    
 Number of public housing units:  
 Number of S8 units: 1,300

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

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

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

- Main business office of the PHA

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- PHA development management offices  
 Other (list below)

## Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009 [24 CFR Part 903.12]

### A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: To provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-sufficiency and economic independence.

### B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)

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- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

Apply for 18 units of project-based housing for very low and low income persons. See Attachment G.

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

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

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

### The strategic goals and objectives are as follows:

1. Sustainability
  - Seek additional / new funding sources.
  - Explore and implement methods of asset building.
  - Seek to build more "non-federal" dollars.
  - Establish fiscal self-sufficiency.
2. Quality of Life Issues
  - Eliminate illegal drugs in public housing.
  - Stream-line the selection process.
  - Secure and increase the Safety Team Funding.
  - Purchase security / surveillance cameras and systems.
  - Reduce Density in Public Housing.
  - Increase staffing as appropriate.
3. Expand More Effective Collaboration with the Community-at-Large
  - Social Services for Case Management.
  - Education: AB Tech, Children First, YWCA, Community Action Opportunities.
  - Employment
  - Home Ownership.
4. Staff Development: Optimize the Organization's Human Resources
  - Management Development
  - Employee Development: Customer Service, specific job skills training.
  - Comparability Study Completion.
  - Increase Accountability.
  - Increase Performance
5. Technology Needs
  - Resident Payment Statements
  - Computer Needs Agency Wide.
  - Phone Systems (Music).
  - Security Systems and Surveillance.

- File Security and levels of entry on the main computer system: establish protocol and clearance.

The Board Established Several Long Term Goals. These are: (One Board Member is to sit on each team.)

- Initiate a Long Term Strategy on Solving the Density Problem in Public Housing.
- Establish New Ways of Collaborating with Other Stakeholders and Agencies: Memoranda of Agreements Around Resident Independence and Self-Sufficiency.
- Establish a Financing Plan for the Purchase of Houses, Small Apartment Buildings, and Other Properties For Low Income Recipients.

## Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

### Table of Contents

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

**A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

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<input checked="" type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan (See attachment NC007v02b)	
<input type="checkbox"/>	14. Other (List below, providing name for each item)	

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

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

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

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

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

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

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

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

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

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" 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	922		1160
Extremely low income <=30% AMI	627	68	
Very low income (>30% but <=50% AMI)	49	5.31	
Low income (>50% but <80% AMI)	7	.76	
Families with children	327	35.47	
Elderly families	20	2.17	
Families with Disabilities	125	13.56	
Race/ethnicity	477	51.44	
Race/ethnicity	422	45.77	
Race/ethnicity	4	.43	
Race/ethnicity	3	.33	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	458	76.21	97
2 BR	106	17.64	92
3 BR	31	5.16	49
4 BR	4	.67	5
5 BR	1	.17	1
5+ BR	1	.17	1

<b>Housing Needs of Families on the PHA's Waiting Lists</b>	
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 checked="" type="checkbox"/> Yes	

## **B. Strategy for Addressing Needs**

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

### **(1) Strategies**

#### **Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- 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

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- assistance.  
 Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly  
 Apply for special-purpose vouchers targeted to the elderly, should they become available  
 Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

**Designated housing plan for Bartlett Arms.**

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

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

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 20__ grants)</b>		
a) Public Housing Operating Fund	4,730,462	Operations
a) Public Housing Capital Fund	2,241,642	Renovations/Other
a) HOPE VI Revitalization	-0-	
b) HOPE VI Demolition	-0-	
c) Annual Contributions for Section 8 Tenant-Based Assistance	7,789,071	HAP
d) Resident Opportunity and Self-Sufficiency Grants	-0-	
e) Community Development Block Grant	35,000	Enrichment
f) HOME	-0-	
Other Federal Grants (list below)	-0-	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP 2003	135,760	Renovations/Other
CFP 2004	1,491,642	Renovations/Other
<b>3. Public Housing Dwelling Rental Income</b>	2,022,053	Operations
<b>4. Other income (list below)</b>	-0-	
<b>4. Non-federal sources (list below)</b>	-0-	
<b>Total resources</b>	18,492,934.62	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)  
 When families are within a certain time of being offered a unit: (state time)  
 Other: (describe) **At time of application**

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

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

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

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

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

##### **(2) Waiting List Organization**

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes,

complete the following table; if not skip to d.

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

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

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? None

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance**

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

**(1) Eligibility**

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

Upon request, landlords may be given the rental history of participants who previously received Section 8 rental assistance.

**(2) Waiting List Organization**

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

**(3) Search Time**

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

unit?

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

Date and Time

HA Code: NC 007

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 5 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)

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)

**brochures**

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

HA Code: NC 007

- Through published notices  
 Other (list below)  
**Newspaper, radio and television**

#### **4. PHA Rent Determination Policies**

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

#### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

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

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

b. Minimum Rent

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

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

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

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

If the family requests a hardship exemption, the minimum rent requirement is immediately suspended;

Suspension may be handled as follows: the minimum rent is suspended until a determination is made whether:

There is a hardship covered by the statute; and

The hardship is temporary or long-term.

If the HACA determines that there is no hardship covered by the statute, minimum

rent is imposed (including back payment for minimum rent from time of suspension).

If the HACA determines that the hardship is temporary, the minimum rent also is imposed (including back payment for minimum rent from the time of suspension), but the family cannot be evicted for nonpayment during the 90-day period commencing on the date of the family's request for exemption of minimum rent in excess of the tenant rent otherwise payable. A reasonable repayment agreement must be offered for any such rent not paid during that period. If the family thereafter demonstrates that the financial hardship is of long-term duration, the HACA shall retroactively exempt the family from the minimum rent requirement.

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

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

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

**Flat rents**

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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

The Housing Authority Board of Commissioners approved authorization to amend the Admissions and Continued Occupancy Policy resulting from a review of our current income disregards, accounts receivable and declining cash flows in their regular meeting in June 2005 as follows:

1. Residents are required to report all changes in family composition or status to the Eligibility Specialist in writing within 10 calendar days of the occurrence. Failure to report within the 10 calendar days may result in a retroactive rent increase, but not a retroactive credit or rent reduction.

2. HACA will process interim changes in rent in accordance with the chart below:

(a) **HACA ACTION** — HACA will process an interim reduction in rent. An interim reduction will not be processed if the decrease will last less than 30 days. HACA will process an interim increase in rent for income increases to become effective on the first day of the second month following the month in which the change occurred.

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

## **(2) Flat Rents**

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

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

**Market study prepared by a state-certified appraiser.**

## **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)

N/A

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)

**Market rents**

## **(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)

The Housing Authority formally adopted the minimum rent hardship exemption policy.

## **5. Capital Improvement Needs**

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

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

**See Capital Fund Annual Statement.**

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program**

a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

**The Capital Fund Program Annual Statement is provided an**

**attachment to the PHA Plan at Attachment NC007a01.**

- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

**(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name:  
Development (project) number:  
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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**6. Demolition and Disposition**

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

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

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

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

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

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

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

**(2) Program Description**

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number

of participants this fiscal year? \_\_\_

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:

**Participants must rent through Section 8 one year before they are eligible to convert voucher to homeownership.**

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

**Section 8 has a Homeownership Program Coordinator who administers the program.**

**(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

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

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

**8. Civil Rights Certifications**

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

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

**9. Additional Information**

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

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

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009.)*

**OUTLINE OF STRATEGIC STEPS TO ADDRESS THE ITEMS BELOW:**

**Vacancy Rates, Crime, Occupancy, Productivity, Time Utilization, and Performance Evaluations.**

**Vacancy: Year 1:**

Reduce current vacancy rate of 10%. Present Occupancy rate is 90%.

Reduce rate by 1.5% annually for 2 years. Year 3, the vacancy rate will be reduced by 2% for a maximum of 6.0%.

At the fourth year, HACA should be running at 95% occupied.

**Measurable Goals and Benchmarks**

**1. Administration:**

HACA will not sustain more than 12 to 14 units off line for construction. Reports will be given to the Executive Director and or the Deputy Director on a monthly basis.

Delinquent Renters who are evicted:

Make Agreements contingent on a clear commitment to case management. See model created by Catherine Mitchell: Consumer Credit, DSS, Employment Security, etc. This is monitored monthly. The resident has to come into the site office, fill out a hardship form. Random inspections will be made to determine income.

Former Renters who left with unsettled balances that wishes to return to Housing:

Ascertain the amount in arrears. If the amount can realistically be paid over a one year's period, an agreement may be considered. Make Agreements contingent on their agreement to case management. See Catherine Mitchell's model. Monthly reviews are required. The resident is to report in monthly for review and to fill out a hardship form if deemed necessary. Spot visits to the apartment may be necessary.

Be flexible with deposits and utility issues at the beginning of lease. Use waivers, deferments, and agreements in order to get people in.

Always incorporate case management into the lease agreement when there is an agreement made for non-payment of rent, etc.

**2. Resident Selection:**

Obtain a clear understanding of what the market for rental units is and what are the demands.

Improve the resident selection process:

Review process; determine where it can be stream-lined; incorporate flexibility when possible; all changes are to be given to the Executive Director and or the Deputy Director.

Look at the intake of applications: Times, Dates, staff, complexity, availability, and Location(s). Complete review and implement by June 30, 2006. Decrease length of time by 1 day.

Allow flexibility in getting people in:

If no one bed rooms, put them in two until availability allows change; move into a handicap apartment, until availability allows for transfer. Make lease agreement contingent on their moving when availability allows.

Adjust workload to meet the selection and move- in numbers. A *time utilization study is being done; analysis of productivity will be key to see if more staff is needed.*

Establish % of time needed to move an individual into a public housing apartment.

**3. Staff: Managers**

Establish time utilization and efficiency matrix for development managers and supervisors.

Establish Standard Operating Procedures to ensure parity in every development as far as administrative activities by managers.

Site visits, walk through the developments, and inspections, are to be reported weekly etc. Assessment will be done by the Executive Director and or the Deputy Director weekly.

Establish measurements which ensure and reveals levels of productivity. A 3 tier performance system will be established. At the end of year one, all staff will have a basic work plan.

If necessary, staff should have a system and process for contracting turn-arounds, clean-ups, and some maintenance in order to get people into the apartment in a timely manner.

**4. Staff: Maintenance**

Robert Battle and Doug Grant are mapping out a strategy to get the 26 of the 38 units in Klondyke back on line. 12 to 14 Units maximum are the total amount, at all times, that will be off-line due to construction issues.

Unit B-2 Construction and Inspection: 8 months duration.

Unit B-1 Construction and Inspection: 8 months duration.

Unit C1 Construction and Inspection: 8 months duration.

Time and duration 26 units: Start date 10/10/05 and end date is 10/30/06.

Adjust workload to meet the repairs and turn-around needs for move-ins. Institute a time utilization matrix by December 1, 2005

Establish % of time needed to turn an apartment around for new tenants by December 1, 2005

Create time utilization and efficiency matrix for all maintenance activity. This information is to go directly to the Executive Director and or the Deputy Director, monthly.

Establish Standard Operating Procedures: initiate site visits, walk through, and inspections. Monthly reports will go to the Executive Director and or the Deputy Director from the head of maintenance. Initiation by December 1, 2005.

Establish measurements which ensure and reveal levels of productivity. A 3 tier performance system will be established. Performance plans are to be developed for all maintenance employees in year 1.

If necessary, staff should have a system and process for contracting turn-arounds, clean-ups, and some maintenance in order to get people into the apartment in a timely manner.

HACA has met with the Resident's Council to explore a potential collaboration using residents for turn-arounds. The next meeting is set for 10/30/05.

**Vacancy: Year 2**

**There will be a continuation and amelioration of these processes:**

An additional decrease of 1.5% in year 2. Increased occupancy to 93%.

Full 3 tier performance evaluation process in place and functioning.

Turn around times will continue to be measured and adjusted according to the demand.

Selection policy changes will be reviewed and adjusted.

SOP's will be reviewed and adjusted as necessary.

**Year 3**

An additional decrease of 2.0% vacancies. Increased resident occupancy to 95%

Disposition of merit increases based on the 3 tier performance evaluation

process.

#### **Year 4**

1.0% decrease in vacancies. Giving HACA a 6% decrease in vacancies by year 4. HACA will increase occupancy rate to 96%.

#### **Crime: Year 1:**

**The Safety Team and APD will come up with a comprehensive plan to curb disturbances, illegal drug trading, and trespass, specifically in Pisgah View and Deaverview Apartments.**

#### **Measurable Goals and Benchmarks**

##### **1. APD:**

Create a comprehensive plan to address issues of disturbances and drug trading in public housing.

Ensure public housing residents that 911 calls will be answered and addressed.

Include the Housing's Safety Team in planning.

Enforce non-trespass ordinance.

Assist Safety Team with compliance to the curfew policy.

##### **2. Safety Team:**

Set up check points at least at the entrances of Pisgah View and Deaverview Apartments for an extended period of time.

The team should be mindful of spill-over into the other developments.

The prioritization: Pisgah View, Deaverview

Enforcement of the No-Trespass Policy.

Initiate block Captains. Get Safety Team and APD involved

##### **3. HACA:**

Address Crime Prevention Through Environmental Design. These may be expanded out over 3 years. (See List attached)

Establish curfews for all family developments

Badges will be required for all residents

Prioritization: Pisgah View, Deaverview

Recreate new signage where necessary to inform of the no-trespass ordinance. Use media outlets to disseminate information.

Organize community meetings with community at large: businesses, Churches, and incorporate their involvement in preventative measures and maintenance.

**CRIME: Year 2:**

**The Safety Team and APD will come up with a comprehensive plan to curb disturbances, illegal drug trading, and trespass, specifically in Hillcrest and Lee Walker Heights Apartments.**

**1. APD:**

Continuation of comprehensive plan from year 1. Ensuring no-spill over into other developments. An assessment of the plan will be made

**2. Safety Team:**

Set up random bi-weekly check points at the entrances of Hillcrest, Lee Walker, Pisgah View and Deaverview Apartments for an extended period of time.

The team should be mindful of spill-over into the other developments.

The prioritization: Hillcrest and Lee Walker Heights

Enforcement of the No-Trespass Policy.

Initiate block Captains. Get Safety Team and APD involved.

Roll-out block Captains in Pisgah View and Deaverview. Names, training, and plan created in year 1.

**1. HACA:**

Address Crime Prevention Through Environmental Design. These may be expanded out over 3 years. (See List attached)

Establish curfews for all family developments

Badges will be required for all residents

Prioritization: Pisgah View, Deaverview

Recreate new signage where necessary to inform of the no-trespass ordinance. Use media outlets to disseminate information.

Organize community meetings with community at large: businesses, Churches, and incorporate their involvement in preventative measures and maintenance.

**Year 3: Erskine and Livingston.**

### **1. APD:**

Continuation of comprehensive plan from year 1. Ensuring no-spill over into other developments. An assessment of the plan will be made.

### **2. Safety Team:**

Set up check points, at least, at the entrances of Pisgah View, Deaverview, Hillcrest, Lee Walker, Erskine/Walton and Livingston for an extended period of time.

The team should be mindful of spill-over into the other developments.

The prioritization: Erskine/ Walton and Livingston Apartments.

Enforcement of the No-Trespass Policy.

Initiate block Captains. Get Safety Team and APD involved.

Roll-out block Captains in Hillcrest and Lee Walker Heights. Names, training, and plan created in year 2.

### **2. HACA:**

Address Crime Prevention Through Environmental Design. These may be expanded out over 3 years. (See List attached)

Establish curfews for all family developments

Badges will be required for all residents

Prioritization: Pisgah View, Deaverview

Recreate new signage where necessary to inform of the no-trespass ordinance. Use media outlets to disseminate information.

Organize community meetings with community at large: businesses, Churches, and incorporate their involvement in preventative measures and maintenance.

### **Increase Proficiency: Year 1:**

#### **Increase accountability in time utilization and productivity.**

#### **Measurement and Benchmark**

Establish 3 Tier Performance Based Evaluation System.

Establish performance plan for every employee.

**Year 2:**

**Increase accountability of time utilization and productivity.**

Implementation of full plan; Attach merit and bonuses to plan.

**Administrative Concerns: Year 1:**

**Standard Operating Procedures**

**Measurements and Benchmarks**

Rewrite policies and procedures which ensure goals listed above:

These policies are:

Travel Vouchers

Credit Card Use

Vehicle Use

Rent Deposits

Tenant Account Receivable

Standard Operating Procedures for Transfers

Standard Operating Procedures for re-payments

Standard Operating Procedures for close-out process

Shorten the application process

Shorten the turn-around of units

**Administrative Changes: Year 1**

**FINANCE AND ACCOUNTING**

1. Improvement in Cash Flow from rent collection and deposits is benchmarked at a 10% increase monthly to December 31, 2005. Thereafter commencing January 1, 2006 cash flow is projected at an 80% increase for the FY 06.

2. Key collection parameters are as follows:

- a. Housing Authority Development Managers are responsible for performing duties related to the billing and collection of rents from residents, and where appropriate from third-party payees. Managers shall deposit all collections no later than 4:30 daily.
- b. In order track account payments all Checks and Money Orders shall be itemized separately by their respective number, date, tenant name, and account (i.e. rent account or repayment agreement account).
- c. Residents with any arrearage must enter into a payment agreement. Payments are to be collected monthly in addition to current rent.
- d. All collection receipt revenue shall to be posted in the computerized fiscal management system within 5 days of receipt.
- e. All collection efforts will begin no later than thirty (30) days after the occurrence of the obligation or other fixed due date per an executed agreement.
- f. After initial billing, two (2) additional letters of contact or billing requesting payment shall be sent by the development manager at 15 day intervals, prior to further and more aggressive collection efforts.
- g. If legally possible, all employee receivables are to be recouped from the employee's paycheck. Notice of intent to withhold will be sent by regular and certified mail or personally delivered (file documentation). Within fifteen (15) days the employee must consent to such withdrawal or enter into a payment agreement.
- h. All accounts must be reconciled with the accounting department on a regular basis, but no less than monthly.

**ADMISSIONS & OCCUPANCY**

1. Residents who pay their utility bills directly and are paying an income-based rent have the amount of rent owed to HACA reduced by the amount of the utility allowance. In other words, instead of HACA issuing a utility reimbursement check directly to residents, the resident's Total Tenant Payment, less the utility allowance will equal the Tenant Rent owed to HACA.
2. When a resident's Total Tenant Payment is less than the utility allowance, HACA will pay a utility reimbursement, equal to the difference between one month's total tenant payment and the utility allowance, to the utility company on the resident's behalf. 24 CFR 965.502
3. Residents on whose behalf utility reimbursements are paid to the utility company are required to pay the utility supplier for any use in excess of that covered by the Utility Allowance.
4. If a resident's actual utility bill is less than the utility allowance, the resident receives the difference in the form of a credit on the utility company's billing statement.
5. Check-metered developments are developments for which HACA contractors read the meter and make adjustments; they include Pisgah View Apartments, Klondyke Homes, Lee Walker Heights, and Erskine Apartments.

**Year 2:**

Review, correct, re-write as necessary.

**B. Criteria for Substantial Deviations and Significant Amendments**

**(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

**C. Other Information**

[24 CFR Part 903.13, 903.15]

**(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

**We held our Annual Plan meeting on June 23, 2005, in the Housing Authority's Board Room. The Residents Council President and officers attended the meeting. Following are issues we discussed:**

- The designation of Bartlett Arms
- Implementation of a no trespassing policy
- The enforcement of our banned list
- The implementation of cameras in all developments
- More communication regarding our rent calculation process and recertification
- Reviewing our policy on residents being out of the units for over six months because of illness.
  - Recommended that a preference be given to anyone's lease being cancelled due to illness

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

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

List changes below:

Other: (list below)

**The designation of Bartlett Arms** — The Board has approved the request to designate Bartlett Arms for residents ages 50 and over. We are submitting that request to HUD.

**Implementation of a no trespassing policy** — The Residents Council has approved the proposed no trespassing policy. We will discuss the proposal with our Board and the residents before implementation.

**Enforcement of our banned list** — We held a meeting with managers and our Ban Committee to ensure that our ban policy is consistent and enforced. We will be meeting with residents, our Security Team and the police department to solicit additional input on our ban policy.

**The installation of cameras in all developments** — We have completed the installation of cameras at Bartlett Arms and are presently considering installation in Pisgah View Apartments. We will allocate additional funds in our Comp Grant to expedite the camera installation.

**More communication regarding our rent calculation process and recertification** — A letter has gone out to our residents regarding the rent process and recertification, explaining the need for apprising the Authority of changes in their status.

**Residents out of unit over six months** — We will change our lease to ensure residents who are out sick, or have to go to a nursing home, or other facility because of illness or surgery, that we give those people preference to return to public housing.

## (2) Resident Membership on PHA Governing Board

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

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

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

**Trina Boyd**

Method of Selection:

Appointment

**The term of appointment is (include the date term expires): 6/11/09**

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

**Description of Resident Election Process**

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
 The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
 Other (explain):

Date of next term expiration of a governing board member:

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

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

necessary).

### **Consolidated Plan jurisdiction: Buncombe, Henderson, Madison and Transylvania Counties**

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

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

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

**(4) (Reserved)**

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

## **10. Project-Based Voucher Program**

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

b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

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

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

**Number of units: 104**  
**Census tracts: 7, 19, 22**

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

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	infestation).	
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).	Pet Policy

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<input type="checkbox"/> Check here if included in the public housing A & O Policy.	
	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>						
<b>Annual</b>						
<b>Statement</b>						
<b>Total CFP Estimated Cost</b>			\$			\$



## CAPITAL FUND PROGRAM TABLES

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	387,122			
3	1408 Management Improvements	155,997			
4	1410 Administration	267,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	62,300			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	843,692			
11	1465.1 Dwelling Equipment— Nonexpendable	9,450			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	75,000			
14	1485 Demolition	74,250			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,800			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,935,611			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Site Improvements Sidewalks	1450		50,000				
Klondyke	Demolition (General)	1485	25	33,750				
	Demolition (Asbestos Floor Abatement)	1485	25	40,500				
	Doors Exterior	1460	25	40,500				
	Doors Interior	1460	25	81,000				
	Windows	1460	25	55,890				
	Gypsum Board, Painting, Carpentry	1460	25	202,500				
	Floor Covering	1460	25	67,500				
	Cabinets	1460	25	84,375				
	Plumbing	1460	25	71,550				
	Heating	1460	25	54,000				
	Electrical	1460	25	95,985				
	Unit cleaning	1460	25	8,424				
	Ranges	1465.1	25	9,450				
	Relocation	1495.1	25	10,800				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide								
	Section 3 & Lawn Maintenance	1408		71,258				
	Computer Hardware/Software	1408		75,000				
	Employee Training	1408		9,739				
	Administrative Vehicles	1475		75,000				
	Operations	1406		387,122				
	Administration							
	Dir. Of Const./Staff Architect	1410		52,000				
	Inspection/Clerk of the Works	1410		50,000				
	Mod Coordinator/ Accting	1410		50,000				
	Fee Accountant	1410		25,000				
	UNIX/Network Administrator	1410		40,000				
	Scan Tech	1410	2	50,000				
	Fees and Costs	1430		62,300				
	MOD Employ O/H Costs	1460		62,466				



## CAPITAL FUND PROGRAM TABLES

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-04 <input type="checkbox"/> Final Performance and Evaluation Report						
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	77,152	77,152	77,152	77,152	
3	1408 Management Improvements	26,312	26,312	-0-	-0-	
4	1410 Administration	25,000	25,000	-0-	-0-	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	225,696	225,696	-0-	-0-	
11	1465.1 Dwelling Equipment— Nonexpendable	6,400	6,400	-0-	-0-	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition	22,000	22,000	-0-	-0-	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	3,200	3,200	-0-	-0-	
18	1499 Development Activities					
19	1501 Collaterization or Debt Service					
20	1502 Contingency					

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03-31-04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	385,760	385,760	77,152	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		77,152	77,152	77,152	77,152	
	Document Imaging System Phase II	1408		26,312	26,312	-0-	-0-	
	Scan-tech for resident file backlog	1410	1	25,000	25,000	-0-	-0-	
NC 7-12								
Klondyke	Demolition (General)	1485	8	10,000	10,000	-0-	-0-	
	Demolition (Asbestos Floor Abatement)	1485	8	12,000	12,000	-0-	-0-	
	Doors Exterior	1460	8	12,000	12,000	-0-	-0-	
	Doors Interior	1460	8	24,000	24,000	-0-	-0-	
	Windows	1460	8	16,560	16,560	-0-	-0-	
	Gypsum Board, Painting, Carpentry	1460	8	60,000	60,000	-0-	-0-	
	Floor Covering	1460	8	20,000	20,000	-0-	-0-	
	Cabinets	1460	8	25,000	25,000	-0-	-0-	
	Plumbing	1460	8	21,200	21,200	-0-	-0-	
	Heating	1460	8	16,000	16,000	-0-	-0-	
	Electrical	1460	8	28,440	28,440	-0-	-0-	
	Unit cleaning	1460	8	2,496	2,496	-0-	-0-	
	Ranges	1465.1	8	2,800	2,800	-0-	-0-	
	Refrigerators	1465.1	8	3,600	3,600	-0-	-0-	
	Relocation	1495.1	8	3,200	3,200	-0-	-0-	



## CAPITAL FUND PROGRAM TABLES

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-04 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	387,122	387,122	387,122	387,122
3	1408 Management Improvements	155,997	155,997	8,310	8,310
4	1410 Administration	267,000	267,000	-0-	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000	500	500
8	1440 Site Acquisition				
9	1450 Site Improvement	62,616	62,616	-0-	-0-
10	1460 Dwelling Structures	831,226	774,802	12,777	12,777
11	1465.1 Dwelling Equipment— Nonexpendable	21,600	20,000	-0-	-0-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	75,000	139,324	-0-	-0-
14	1485 Demolition	74,250	68,750	-0-	-0-
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,800	10,000	-0-	-0-
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending: 03-31-04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,935,611	1,935,611	408,709	408,709
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Site Improvements Sidewalks	1450		62,616	62,616	-0-	-0-	
Klondyke	Demolition (General)	1485	25	33,750	31,250	-0-	-0-	
	Demolition (Asbestos Floor Abatement)	1485	25	40,500	37,500	-0-	-0-	
	Doors Exterior	1460	25	40,500	37,500	-0-	-0-	
	Doors Interior	1460	25	81,000	75,000	-0-	-0-	
	Windows	1460	25	55,890	51,750	-0-	-0-	
	Gypsum Board, Painting, Carpentry	1460	25	202,500	187,500	-0-	-0-	
	Floor Covering	1460	25	67,500	62,500	11,497	11,497	
	Cabinets	1460	25	84,375	78,125	-0-	-0-	
	Plumbing	1460	25	71,550	66,250	-0-	-0-	
	Heating	1460	25	54,000	50,000	-0-	-0-	
	Electrical	1460	25	95,985	88,875	-0-	-0-	
	Unit cleaning	1460	25	8,424	7,800	-0-	-0-	
	Ranges	1465.1	25	9,450	8,750	-0-	-0-	
	Refrigerators	1465.1	25	12,150	11,250	-0-	-0-	
	Resident's Council Moving Residents	1495.1	25	10,800	10,000	-0-	-0-	

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide								
	Resident's Council Lawn Maint.	1408		74,145	74,145	4,030	4,030	
	Computer Hardware/Software	1408		63,348	72,113	4,280	4,280	
	Employee Training	1408		9,739	9,739	-0-	-0-	
	Administrative Vehicles	1475		75,000	139,324	-0-	-0-	
	Operations	1406		460,211	387,122	387,122	387,122	
	Administration							
	Dir. Of Const./Staff Architect	1410		52,000	52,000	-0-	-0-	
	Inspection/Clerk of the Works	1410		50,000	50,000	-0-	-0-	
	Mod Coordinator/ Accting	1410		50,000	50,000	-0-	-0-	
	Fee Accountant	1410		50,000	50,000	-0-	-0-	
	UNIX/Network Administrator	1410		40,000	40,000	-0-	-0-	
	Scan Tech	1410		25,000	25,000	-0-	-0-	
	Fees and Costs	1430		50,000	50,000	500	500	
	MOD Employ O/H Costs	1460		50,000	69,502	1,280	1,280	



## CAPITAL FUND PROGRAM TABLES

### Annual Statement/Performance and Evaluation Report

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending: 03-31-04  Final Performance and Evaluation Report

Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	231,005	460,211	460,211	460,211
3	1408 Management Improvements	130,000	175,206	155,425	155,425
4	1410 Administration	242,000	212,975	121,759	121,759
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	100,000	100,000
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000	80,000	43,245	43,245
10	1460 Dwelling Structures	1,247,548	1,105,232	121,123	121,123
11	1465.1 Dwelling Equipment— Nonexpendable	82,200	71,150	60,300	60,300
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	75,000	75,000	59,744	59,744
14	1485 Demolition	100,000	81,579	23,008	23,008
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	13,300	10,850	500	500
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report for Period Ending: 03-31-04**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	50,000	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,301,053	2,301,053	1,145,315	1,145,315
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Site Improvements Sidewalks	1450		30,000	80,000	43,425	43,425	
NC 7-12	Demolition (General)	1485	31	47,500	38,750	-0-	-0-	
	Demolition (Asbestos Floor Abatement)	1485	31	52,500	42,829	23,008	23,008	
	Doors Exterior	1460	31	57,000	46,500	86	86	
	Doors Interior	1460	31	114,000	93,000	-0-	-0-	
	Windows	1460	31	78,660	64,170	-0-	-0-	
	Gypsum Board, Painting, Carpentry	1460	31	285,000	232,500	3,967	3,967	
	Floor Covering	1460	31	95,000	77,500	101	101	
	Cabinets	1460	31	118,750	96,875	-0-	-0-	
	Plumbing	1460	31	99,750	81,399	-0-	-0-	
	Heating	1460	31	76,000	62,000	62,000	62,000	
	Electrical	1460	31	135,090	110,205	-0-	-0-	
	Unit cleaning	1460	31	11,856	9,672	-0-	-0-	
	Ranges	1465.1	31	13,300	10,850	-0-	-0-	
	Refrigerators	1465.1	31	17,100	13,950	13,950	13,950	
	Resident's Council Moving Residents	1495.1	31	13,300	10,850	500	500	
NC 7-8	Roofing	1460	1	-0-	3,202	3,202	3,202	
NC 7-3	Refrigerators	1465.1	132	51,800	46,350	46,350	46,350	
	Repair/Upgrade Electrcl. (under review)	1460		176,442	176,442	-0-	-0-	
PHA-Wide	Modernization Employee Overhead	1460		51,767	51,767	51,767	51,767	

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide								
	Resident's Council Lawn Maint.	1408		70,000	70,000	70,000	70,000	
	Computer Hardware/Software	1408		50,000	57,838	52,154	52,154	
	Employee Training	1408		10,000	47,368	33,271	33,271	
	Administrative Vehicles	1475		75,000	75,000	59,744	59,744	
	Operations	1406		231,005	460,211	460,211	460,211	
	Contingency	1502		50,000	-0-	-0-	-0-	
	Administration							
	Dir. Of Const./Staff Architect	1410		52,000	52,000	21,577	21,577	
	Inspection/Clerk of the Works	1410		50,000	50,000	38,916	38,916	
	Mod Coordinator/ Accting	1410		50,000	50,000	291	291	
	Fee Accountant	1410		50,000	-0-	-0-	-0-	
	UNIX/Network Administrator	1410		40,000	60,975	60,975	60,975	
	Fees and Costs	1430		100,000	100,000	100,000	100,000	



## CAPITAL FUND PROGRAM TABLES

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)					
X Performance and Evaluation Report for Period Ending: 03-31-04 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	498,653	498,653	498,653	498,653
3	1408 Management Improvements	192,000	122,000	122,000	97,602
4	1410 Administration	234,000	192,000	192,000	121,491
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	-0-	50,504	50,504	50,504
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,334,164	1,334,164	1,334,164	322,522
11	1465.1 Dwelling Equipment— Nonexpendable	33,600	62,973	62,973	29,551
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	60,000	146,278	146,278	146,278
14	1485 Demolition	52,500	76,195	76,195	76,195
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,500	10,500	10,500	4,338
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	60,000	-0-	-0-	-0-

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
 X Performance and Evaluation Report for Period Ending: 03-31-04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,493,267	2,493,267	2,493,267	1,347,134
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC71-B	Phase II Fire Alarm Install/ADA	1465.1		-0-	18,722	18,722	-0-	
NC 7-12	Architect and Engineering Fees	1430		-0-	50,504	50,504	50,504	complete
	Roofing (2980 each)	1460	24	70,150	324	324	324	complete
	Gutter and Downspouts	1460	18	50,436	-0-	-0-	-0-	complete
	Demolition	1485	42	52,500	79,502	79,502	79,502	complete
	Doors Exterior	1460	42	63,000	63,000	63,000	-0-	
	Doors Interior	1460	42	126,000	126,000	126,000	2,181	
	Windows	1460	42	86,940	86,940	86,940	-0-	
	Gypsum, Painting, Carpentry	1460	42	315,000	315,000	315,000	135,407	
	Floor Covering	1460	42	84,000	84,000	84,000	1,021	
	Cabinets	1460	42	131,250	131,250	131,250	-0-	
	Plumbing	1460	42	110,250	110,250	110,250	520	
	Heating	1460	42	84,000	84,000	84,000	84,000	complete
	Electrical	1460	42	149,310	149,310	149,310	1,479	
	Unit Cleaning	1460	42	13,104	13,104	13,104	-0-	
	Ranges	1465.1	42	14,700	14,700	14,700	-0-	
	Refrigerators	1465.1	42	18,900	29,551	29,551	29,551	complete
	Relocation Expense	1495.1	42	10,500	10,500	10,500	4,338	
NC 7-8/12	Wood Siding	1460	18	50,724	73,395	73,395	-0-	
NC 7-10	Emergency Elevator Upgrade	1460		-0-	33,420	33,420	33,420	complete

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>NC19P00750101</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Management Improvements							
	Resident's Council Lawn Maint.	1408		73,750	70,000	70,000	70,000	complete
	Prev. Maint: Two men/materials	1408		70,000	-0-	-0-	-0-	
	Computer Hardware/Software	1408		36,100	32,000	24,572	24,572	
	Employee Training	1408		30,000	20,000	20,000	3,030	
	Operations	1406		498,653	498,653	498,653	498,653	complete
	Contingency	1502		60,000	-0-	-0-	-0-	
	Administration							
	Dir. Of Construction	1410		52,000	10,000	10,000	-0-	
	Inspection/Clerk of the Works	1410		47,000	57,777	57,777	57,777	complete
	Mod Coordinator/ Accting	1410		50,000	50,000	50,000	22,914	
	Fee Accountant	1410		50,000	39,123	39,123	5,700	
	UNIX/Network Administrator	1410		35,000	35,100	35,100	35,100	complete
	Maintenance and MOD Vehicles	1475		-0-	146,100	146,378	146,378	complete
	Modernization Employee O/H	1460		-0-	64,171	64,171	64,171	complete





# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Asheville HA		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: NC19P00750105 PHA FY: 2005	Work Statement for Year 3 FFY Grant: NC19P00750106 PHA FY: 2006	Work Statement for Year 4 FFY Grant: NC19P00750107 PHA FY: 2007	Work Statement for Year 5 FFY Grant: C19P00750108 PHA FY: 2008
	Annual Statement				
NC 7-12		937,876	937,876	937,876	
NC 7-8					937,876
PHA-Wide		997,735	997,735	997,735	997,735
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					





