

**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  
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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 WINSTON-SALEM

**PHA Number:** NC012

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

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units: 1218

Number of S8 units: 4173

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units:

**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

- 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: (state mission here)  
To provide adequate, affordable, viable, quality housing and community supportive services emphasizing self-sufficiency for all residents through collaborations with local agencies, thereby, creating sustainable neighborhoods and improving the quality of life for our residents.

#### B. Goals

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

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

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

- Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to de-concentrate 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)**

## 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

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan – **Attachment A**
- 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 checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4131		22%
Extremely low income <=30% AMI	3399	82.3%	
Very low income (>30% but <=50% AMI)	657	15.9%	
Low income (>50% but <80% AMI)	75	1.8%	
Families with children	2619	63.4%	
Elderly families	157	3.8%	
Families with Disabilities	652	15.8%	
Race/ethnicity (B)	3575	86.5%	
Race/ethnicity (W)	1178	28.5%	
Race/ethnicity (H)	107	2.6%	
Race/ethnicity (N)	4024	97.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <b>Closed 10/1/04</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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>FUP</b>			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Crystal Towers			
	# of families	% of total families	Annual Turnover
Waiting list total	72		30%
Extremely low income <=30% AMI	68	94%	
Very low income (>30% but <=50% AMI)	4	6%	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	3	4%	
Families with Disabilities	23	32%	
Race/ethnicity (B)	55	76%	
Race/ethnicity (W)	14	19%	
Race/ethnicity (H)	3	4%	
Race/ethnicity (N)	69	96%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	72	100%	30%
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

<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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Townview			
	# of families	% of total families	Annual Turnover
Waiting list total	76		12%
Extremely low income <=30% AMI	60	79%	
Very low income (>30% but <=50% AMI)	10	13%	
Low income (>50% but <80% AMI)	6	8%	
Families with children	55	72%	
Elderly families	0	0	
Families with Disabilities	6	8%	
Race/ethnicity (B)	68	89%	
Race/ethnicity (W)	4	5%	
Race/ethnicity (H)	8	10%	
Race/ethnicity (N)	68	90%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR	54	71%	12%
3 BR	22	29%	12%
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

<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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Cleveland Avenue Homes			
	# of families	% of total families	Annual Turnover
Waiting list total	170		60%
Extremely low income <=30% AMI	161	95%	
Very low income (>30% but <=50% AMI)	9	5%	
Low income (>50% but <80% AMI)	0	0	
Families with children	71	42%	
Elderly families	2	1%	
Families with Disabilities	29	17%	
Race/ethnicity (B)	155	91%	
Race/ethnicity (W)	12	7%	
Race/ethnicity (H)	25	15%	
Race/ethnicity (N)	145	85%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	88	52%	20%
2 BR	52	31%	100%
3 BR	27	16%	50%
4 BR	3	2%	300%
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Piedmont Park			
	# of families	% of total families	Annual Turnover
Waiting list total	103		80%
Extremely low income <=30% AMI	93	90%	
Very low income (>30% but <=50% AMI)	10	10%	
Low income (>50% but <80% AMI)	0	0	
Families with children	34	33%	
Elderly families	0	0	
Families with Disabilities	12	12%	
Race/ethnicity (B)	84	82%	
Race/ethnicity (W)	10	10%	
Race/ethnicity (H)	15	17%	
Race/ethnicity (N)	85	83%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	59	57%	20%
2 BR	26	25%	200%
3 BR	14	14%	200%
4 BR	4	4%	400%
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Stoney Glenn			
	# of families	% of total families	Annual Turnover
Waiting list total	42		50%
Extremely low income <=30% AMI	33	79%	
Very low income (>30% but <=50% AMI)	9	21%	
Low income (>50% but <80% AMI)	0	0	
Families with children	27	64%	
Elderly families	0	0	
Families with Disabilities	5	12%	
Race/ethnicity (B)	36	88%	
Race/ethnicity (W)	2	5%	
Race/ethnicity (H)	3	8%	
Race/ethnicity (N)	39	92%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	42	100%	50%
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

<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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Sunrise Towers			
	# of families	% of total families	Annual Turnover
Waiting list total	236		30%
Extremely low income <=30% AMI	219	93%	
Very low income (>30% but <=50% AMI)	15	6%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	0	0	
Elderly families	9	4%	
Families with Disabilities	61	26%	
Race/ethnicity	193	82%	
Race/ethnicity	33	14%	
Race/ethnicity	19	8%	
Race/ethnicity	217	92%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	236	100%	30%
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

<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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Healy Towers			
	# of families	% of total families	Annual Turnover
Waiting list total	10		250%
Extremely low income <=30% AMI	8	80%	
Very low income (>30% but <=50% AMI)	2	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	2	20%	
Families with Disabilities	5	50%	
Race/ethnicity (B)	7	70%	
Race/ethnicity (W)	3	30%	
Race/ethnicity (H)	1	10%	
Race/ethnicity (N)	9	90%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	10	100%	250%
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Azalea Terrace			
	# of families	% of total families	Annual Turnover
Waiting list total	3		2%
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	3	3	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	3	3	
Families with Disabilities	0	0	
Race/ethnicity (B)	3	3	
Race/ethnicity (W)	0	0	
Race/ethnicity (H)	0	0	
Race/ethnicity (N)	3	3	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	3	3	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Aster Park			
	# of families	% of total families	Annual Turnover
Waiting list total	7		
Extremely low income <=30% AMI	5		
Very low income (>30% but <=50% AMI)	2		
Low income (>50% but <80% AMI)	0	0	
Families with children	7	7	
Elderly families	0	0	
Families with Disabilities	0	0	
Race/ethnicity (B)	7	7	
Race/ethnicity (W)	0	0	
Race/ethnicity (H)	0	0	
Race/ethnicity (N)	7	7	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	
2 BR	4	4	
3 BR	2	2	
4 BR	1	1	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

## 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 assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

**Strategy 1: Increase awareness of PHA resources among families of races and**

**ethnicities with disproportionate needs:**

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

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

[24 CFR Part 903.12 (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 2004 grants)</b>	<b>\$5,382,504</b>	
a) Public Housing Operating Fund	<b>\$2,230,066</b>	
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	<b>\$24,568,447</b>	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Section 8 FSS Coordinator	<b>\$51,005</b>	<b>Section 8 supportive services</b>
Replacement Housing Grant	<b>\$659,332</b>	<b>Leverage for replacement Public Housing</b>
<b>2. Prior Year Federal Grants (un-obligated funds only) (list below)</b>		
2003 Replacement Housing		
2003 Capital Fund Grant	<b>\$597,622</b>	<b>Public Housing Capital Improvements</b>
2003 Additional Capital Fund Grant	<b>\$356,353</b>	<b>Public Housing Capital Improvements</b>
2004 Capital Fund Grant	<b>\$598,903</b>	<b>Public Housing Capital Improvements</b>
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$1,435,300</b>	<b>Public Housing Operations</b>
<b>4. Other income (list below)</b>		
Others Operating Income	<b>\$100,000</b>	<b>Operating Expenses</b>
Excess Utilities	<b>\$250,000</b>	<b>Operating Expenses</b>
Interest on Investments	<b>\$10,000</b>	<b>Operating Expenses</b>
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$36,239,532</b>	

## **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)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **Credit Reports**
- 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 (B) (W) (O) (D)	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Piedmont Park	9/03	Unknown	233 5 1 34	
Stoney Glenn	9/03	Unknown	45 3 1 11	
Cleveland Avenue	9/03	Unknown	232 5 0 39	
Townview	9/03	Unknown	50 0 0 21	
Healy Towers	9/03	Unknown	63 40 2 49	
Sunrise Towers	9/03	Unknown	186 8 0 91	
Crystal Towers	9/03	Unknown	155 39 4 112	
Azalea Terrace	12/01	New Construction	50 0 0 7	
Aster Park	5/03	New Construction	57 0 0 4	
Arbor Oaks	6/05	New Construction	Not Leased Yet	

2. What is the number of site based waiting list developments to which families may apply at one time? **All in which they qualify.**

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? **1**

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? **12**

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? **Two – HHG I and HHG II**

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? **As many as they are eligible**

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)  
Hope VI FSS contract expirations, terminations, or graduation

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.

## 2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1**  Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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) De-concentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration 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:

<b>De-concentration Policy for Covered Developments</b>			
<b>Development Name</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>De-concentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

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## 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) **Current and previous landlords and unit addresses.**

### (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: **Emergency situations only.**

**(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

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

- The Section 8 Administrative Plan

- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below) **Word of Mouth**

#### **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:

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:

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 **regarding income**
- 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) **Must report any change in family composition.**

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)

**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): **Subsidy Funding has been decreased by HUD & HA can no longer afford higher payment standards.**

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) **Funding by HUD**

## **(2) Minimum Rent**

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

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

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

## **5. 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.

## 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.
- 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—TBA (formerly Happy Hill Gardens)

- 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: **Happy Hill Gardens**  
Development (project) number: **NC19URD-012-I102**  
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: **Happy Hill Gardens construction of 100 unit senior development and 56 multi-family homes.**
- 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.)

Demolition/Disposition Activity Description	
1a. Development name:	<b>Happy Hill Gardens</b>
1b. Development (project) number:	<b>NC19URD-012-I102</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<b><u>09/30/05</u></b>
5. Number of units affected:	<b>132</b>
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>11/1/2005</b> b. Projected end date of activity: <b>1/1/2008</b>

## **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—Gateway Commons (formerly Kimberly Park Terrace)**

- 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: **Kimberly Park Terrace**  
Development (project) number: **NC19URD-012-1197**  
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: **Kimberly Park Terrace Hope VI Revitalization construction of 28 single-family homes, 82 single-family homes and 41 single-family off-site.**
- 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.)

Demolition/Disposition Activity Description	
1a. Development name:	<b>Kimberly Park Terrace</b>
1b. Development (project) number:	<b>NC19URD-012-1197</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<b>02/12/02</b>
5. Number of units affected:	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>09/01/04</b> b. Projected end date of activity: <b>10/01/06</b>

## **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:

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

Screen for eligibility and put participants in 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). **ESR, Consumer Credit Counseling and The Center for Homeownership**
- d.  Demonstrating that it has other relevant experience (list experience below).

**Homeownership Program Coordinator serves as a facilitator for workshops sponsored by HUD, Greensboro for Section 8 Voucher Program, received lost**

**mitigation training, and licensed Realtor on staff.**

## **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 2000 - 2004.*

#### 1. STATEMENT OF PROGRESS

Highlights of the 2004-2005 year include:

- HAWS residents voiced their opinions in the PHAS Resident Satisfaction Survey distributed to 605 residents. 200 residents responded with comments about maintenance and repair, communications, safety, resident services and neighborhood appearance. Our 34% response rate (27% is the national average) will assist us with the ongoing development of resident satisfaction. Based on our scores, HAWS will continue to expand the following areas:
  - HAWS will make available information pertaining to residents using different means of communication.
    - Quarterly newsletters, which feature residents, scheduled events, and information regarding HOPE VI and the housing authority. Newsletters are mailed and available for pickup from each community's management office as well as the housing authority's central office.
    - Mailings from our different departments to update residents on personal or community related information.
    - Resident Council Meetings are held onsite monthly and represented by both residents and HAWS employees. These meetings create an open forum for discussion about any problems or positive impact happening in the community.
  - Each community's appearance has improved thanks to better lease enforcement and better contract administration (i.e. more rigorous hiring qualifications and more accountability on both the contractor's and the property manager's part.)
  - Maintenance staff and property management teams have a turnaround time goal of 72 hours for urgent work orders and 24 hours for emergency work orders. Repairs and maintenance deemed as life threatening are handled immediately. Accountability in this area is imperative.
  - A stronger collaborative created between our HAWS community safety liaison and the local police department. Neighborhood watch programs were formed; surveillance and constant patrolling by the Winston-Salem Police department was implemented to assist with helping residents feel more secure.

- Improved lease enforcement will hold residents accountable for the cleanliness of their residence- both inside and outside. Consequences are in place for those who choose not to adhere to public housing policies pertaining to the upkeep of their rental unit. Along with this, Community Beautification Days occur throughout the year for residents to come together and take an active role in keeping the community clean. More grass was planted at the Piedmont Park and Cleveland Avenue Homes Communities.
- The Resident Services Department will increase its focus on youth living in public housing. Enrichment for youths was increased thus far by their participation in programs such as Youth Crime Watch USA, Addressing Basic Challenges in Developmental Education (ABCDE), and Public Housing Authority State Athletic Conference (PHASAC). In December 2004 several youth leaders launched a Peer-Led Adolescent Weight Reduction Program with the assistance of the Kid Commerce USA Program.
- HAWS received a score of 90 on the Public Housing Assessment System Assessment (PHAS). This score reflects our continued efforts in the following areas:
  - Preventive maintenance and quality control plans were developed.
  - Supplemental training to keep inspectors up to date and property management aware of inspection criteria.
  - The Finance Department will provide each department with their financial reports in a timely manner, enabling them with the ability to monitor their expenditures and budgets and maintain high performer status.
    - Monthly budget comparison reports will be received by the 15<sup>th</sup> of the following month.
    - Expenditure baseline for each department received by November 30<sup>th</sup> of each year.
    - A report on PHAS indicators in all areas will be provided on a monthly basis so each department may monitor their progress toward keeping a rating of High Performer.
- HAWS received a score of 99 on the Section 8 Management Assessment Program (SEMAP). HAWS is on target as a high performer in all categories. The agency will continue to monitor its cash flow and Lease Up Indicator.
- HAWS is streamlining the way its communities are being managed with site-based management. Because each community is unique, property management is able to focus on the specific needs of the community as well as collaborate with local agencies, organizations and neighborhood associations in order to provide the best services and amenities for the residents. Opportunities are identified and concerns are addressed in the best interest of the Agency and the residents. Site-Based Management will hold property management teams accountable for the timeliness within which rent is collected, their ability to keep administrative costs down, the quality and timeliness of work done by contractors. Maintenance has been decentralized and transferred to the sites. Work orders were transferred to each community site as of October 2004.
- Incentive Program for Residents
  - Security deposit waiver opportunities whereby a person can move-in without a deposit
  - On-site health services and a pharmacy provided by WSSU and the W-S Urban League
  - An onsite state-of-the-art Neighborhood Network was set up at Happy Hill Gardens. This 14-station, fully networked computer lab provides free access to computers, computer classes and technical training to residents in an effort to bridge an existing gap in the public housing digital divide. Residents are also given the opportunity to staff the Neighborhood Network on a part time basis.
  - Computers labs were created at Sunrise Towers, Healy Towers, and Crystal Towers. These computer labs provide free computer access and computer training as well.

- Case Management is provided to those interested in participating in the Family Self Sufficiency Program.
- HAWS initiated two pilot programs:
  - Project Excel Program – started at Happy Hill Gardens, this job training program created a win-win environment for residents to receive job skills assessments, job readiness skills, basic life skills and on-the-job training, to intensify their preparation for self-sufficiency. At the same time they earned monetary credit that was applied toward their outstanding financial obligation with the Housing Authority.
  - I Have A Dream® Program – a collaborative plan that helps children living in public housing become productive citizens by providing a long-term program (ongoing 12-year period) of mentoring, tutoring and enrichment, with an assured opportunity for higher education.
- Down payment assistance for homeownership
- Currently HAWS has one family in Section 8 Homeownership and anticipates issuing other homeownership vouchers for homes scheduled to be under contract.
  
- HOPE VI KPT & HHG
  - **HOPE VI has brought about an overall upgrade to both communities as well as its residents.**
  - Communities are redeveloped with a mixture of multi-family, senior, and single-family homes for rental and purchase. Gateway Commons (former Kimberly Park Terrace) is in its final phase of development. Happy Hill Gardens' residents were relocated by November 2004; bulldozers are 75% complete with the razing of existing housing, and construction in Phase I will begin in June 2005. Phase I includes an independent living complex for seniors and multi-family town homes.
  - Mixed income communities eliminate the stigma placed on the public housing of yesteryear.
  - Residents have an opportunity to receive financial assistance with post secondary education, transportation, job training, employment, case management and other incentive services available for joining the program. Onsite training classes such as Certified Nursing Aide, HVAC, and basic construction are provided at no charge to HOPE VI residents.
  - Residual income was incorporated into the development of each HOPE VI community for guaranteed sustainability.
  
- Purchase of the Loewy Building
  - This purchase has given the Housing Authority of Winston-Salem an opportunity to increase its privatization while not losing sight of its mission and goals.
  - HAWS is making a significant contribution to growing the city of Winston-Salem's economy in the downtown area.
  - The relocation of all employees from the current headquarters on Cleveland Avenue and the Central Maintenance Facility on Lowery Street is scheduled for completion in spring 2005.
  - Improvements to the building and parking lot are in progress. These improvements have attracted other tenants to the building. Current tenants are Winston-Salem State University Center for Community Safety, the Downtown Winston-Salem Partnership, the March of Dimes, and the community outreach division of the YMCA of Northwest Winston-Salem.
  - The Housing Authority of Winston-Salem will receive residual income from the purchase of the Loewy Building via its subsidiary, Forsyth Economic Venture.

## **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

Substantial Deviation from the 5-year Plan and Significant Amendment or Modification to the Annual Plan will be defined as:

Any substantial deviation from the Missions Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to the residents or significant changes to the Agency's financial situation will be documented in subsequent Agency Plans. An exception to this definition will be made for revisions that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by the Housing Authority.

The Housing Authority of the City of Winston-Salem has adopted the HUD standards for reporting significant deviations or amendments according to Notice 99-51.

### **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:

- 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)

**(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: **Doris Kimbrough**

Method of Selection:

Appointment  
**The term of appointment is (include the date term expires): 5 years and Expires July, 2006.**

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: **July, 2006**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Allen Joines, Mayor**

### **(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: (provide name here)**

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 :) **Meets PHA goals for de-concentration**

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
1. Twenty-eight units at Arbor Oaks (HOPE VI Site)
  2. Ten units in Kernersville—Census Tract 32.01
  3. Twenty units in Walkertown—Census Tract 30.01
  4. Seventy-eight units in Hope VI Site—(HHG I & HHG II)
  5. Fifty-three units in Hope VI Site (HHG III)
- d. The following developments will give a preference to the population described below:
- a. Arbor Oaks Development will give a preference to disabled applicants for 8 of the 28 PBA units.
  - b. Kernersville Development PBA units will all be designated for the elderly (62 and over).
  - c. Walkertown Development will give a preference to disabled applicants for 8 of the total 20 PBA units.
  - d. HHG I and HHG II development will give a preference to disabled and/or homeless applicants for 10 and 6 of the total 50 and 28 PBA units.
  - e. HHG III development will give a preference to disabled applicants for 14 of the total 53 PBA units.
- e. The following is the PHA Selection Criteria for awarding Project-Based Assistance:

The following is the Housing Authority of the City of Winston-Salem Unit Selection Policy for the Section 8 Project Based Voucher Program:

The Housing Authority of the City of Winston-Salem will advertise in the local newspaper, The Winston-Salem Journal, a newspaper of general circulation in Forsyth County and surrounding areas, for developers to utilize project based assistance for low income, multi-family units. \_\_\_\_\_ units will be made available for the project.

The advertisement will run once per week for three consecutive weeks and specify the number of PBV units. There will be an application deadline of 30 days after the date advertisement is last published for the developers to submit an application for review and selection. Applications received after the deadline will not be accepted.

The Housing Authority of the City of Winston-Salem will use a 100-point ranking system to rate the applicants. Applications will be evaluated on a competitive basis with those receiving the largest number of points being awarded the project.

The following points will be awarded to each factor:

1. Low income tax credit allocation	20 points
2. Project feasibility including financing commitments	15 points
3. Site plan support by local government	15 points
4. Market study	10 points
5. Site location is in a mixed income community	10 points
6. Experience of development team	10 points
7. Management and supportive services	10 points
8. Interior and exterior design considerations	5 points
9. Cost effective construction	<u>5 points</u>
TOTAL	100 points

In the event of a tie score of two (2) or more applications, the final selection will be determined by a vote of the Board of Commissioners.

Owner applications that do not meet basic requirements will be disapproved and not ranked or selected. Owner applications for ineligible units as defined by HUD CFR 983.7 (b) will be disapproved and not ranked or selected.

At their request all perspective applicants will be given a copy of the attached application, HUD regulations describing the program, and the requirements for the submittal of applications. The attached application describes the minimum amount of information to be submitted.

## **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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	<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
<b>X</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
<b>X</b>	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
<b>X</b>	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> <b>Check here if included in the public housing A&amp;O Policy.</b>	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	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
<b>X</b>	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
<b>X</b>	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 checked="" type="checkbox"/> <b>Check here if included in Section 8 Administrative Plan.</b>	Annual Plan: Rent Determination
<b>X</b>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
<b>X</b>	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
<b>X</b>	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
<b>X</b>	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
<b>X</b>	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> <b>check here if included in Section 8 Administrative Plan</b>	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
<b>X</b>	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> <b>Check here if included in Section 8 Administrative Plan.</b>	Annual Plan: Grievance Procedures
<b>X</b>	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
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
<b>X</b>	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
<b>X</b>	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
<b>X</b>	Policies governing any Section 8 Homeownership program ( <b>Section Addendum</b> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
<b>X</b>	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
<b>X</b>	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
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
<b>X</b>	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.**

FY – 2002 CFP NC19P012501-02 – Attachment A  
FY – 2003 CFP NC19P012501-03 – Attachment B  
FY – 2003 CFP NC19P012502-03 – Attachment C  
FY – 2004 CFP NC19P012501-04 – Attachment D  
FY – 2003 RHF NC19R012501-03 – Attachment E  
FY – 2004 RHF NC19R012501-04 – Attachment F

13. Capital Fund Program Five-Year Action Plan



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

**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Winston-Salem			Grant Type and Number Capital Gund Program Grant No: NC19P01250102				Federal FY of Grant: 2002	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (3)	Funds Obligated (2)	Funds Expended (2)	
2002.1 PHA Wide	Operations	1406		313,854.00		313,854.00	313,854.00	
2002.2 Management Improvement	Resident Training	1408		29,935.00		29,935.00	29,935.00	
	Improve Security	1408		375,000.00		375,000.00	375,000.00	
	Staff Training	1408		17,128.00		17,128.00	17,128.00	
	Computer Software	1408		60,274.00		60,274.00	60,274.00	
	Aster Park Subsidy	1408		20,663.00		20,663.00	20,663.00	
2002.3 Administrative	Salaries	1410		73,325.00		73,325.00	73,325.00	
	Fringe Benefits	1410		16,226.00		16,226.00	16,226.00	
	Travel	1410		1,616.00		1,616.00	1,616.00	
	Sundry Administration	1410		7,355.00		7,355.00	7,355.00	

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

PHA Name: Housing Authority of the City of Winston-Salem	Grant Type and Number Capital Gund Program Grant No: NC19P01250102	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (3)	Funds Obligated (2)	Funds Expended (2)	
2002.4 PHA Wide	Fees and Costs	1430		60,000.00		60,000.00	60,000.00	
2002.5 PHA Wide	Site Acquisition	1440						
2002.6 PHA Wide	Tree Removal/Trimming	1450		123,534.00		123,534.00	123,534.00	
	Sidewalk Repairs	1450		19,530.00		19,530.00	19,530.00	
	Underground Utility Repair	1450						
2002.7 PHA Wide	Roofing	1460		114,239.00		114,239.00	114,239.00	
2002.8 NC 12-1,2,4 Happy Hill	Roofing	1460						

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

PHA Name: Housing Authority of the City of Winston-Salem	Grant Type and Number Capital Gund Program Grant No: NC19P01250102	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (3)	Funds Obligated (2)	Funds Expended (2)	
2002.9 NC 12-3 Piedmont Park	Interior Renovations	1460		-				
	Attic Insulation	1460		-				
	Roofing	1460		-				
	Masonry/Step Repair	1460		185,245.00		185,245.00	185,245.00	
2002.10 NC 12-8 Sunrise Towers	Fire Alarm	1460		295,430.00		295,430.00	249,385.00	
	Trash Chutes	1460		79,420.00		79,420.00	79,420.00	
2002.11 NC 12-9 Crystal Towers	Fire Alarm	1460		328,885.00		328,885.00	328,885.00	
	Trash Chutes	1460		70,066.00		70,066.00	70,066.00	

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

PHA Name: Housing Authority of the City of Winston-Salem	Grant Type and Number Capital Gund Program Grant No: NC19P01250102	Federal FY of Grant: <b>2002</b>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (3)	Funds Obligated (2)	Funds Expended (2)	
2002.12 NC 12-12 Healy Towers	HVAC	1460		99,264.00		99,264.00	99,264.00	
	Roof Renovations	1460		5,660.00		5,660.00	5,660.00	
	Exterior Renovations	1460		-		-		
2002.13 PHA Wide	Appliances	1465		177,793.00		177,793.00	177,793.00	
2002.14 Day Care	Improvements to Day Care Centers	1470		22,731.00		22,731.00	22,731.00	
2002.15 Non-Dwelling Equipment	Vehicle	1475		21,555.00		21,555.00	21,555.00	
2002.16	Development Activities	1499		720.00		720.00	720.00	
2002.17	Downtown Office Renov.	1470		740,549.00		740,549.00	704,340.00	
2002.18	Resident Services Off Renovations	1470.00		30,063.00		30,063.00	27,170.00	

# Annual Statement / Performance and Evaluation Report

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

HA Name		Capital Fund Program Grant No.	Federal FY of Grant		
<b>Housing Authority of the City of Winston-Salem</b>		<b>NC19P01250102</b>	<b>2002</b>		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number		2005 P & E			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <b>3/31/2005</b>		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	313,854.00	-	313,854.00	313,854.00
3	1408 Management Improvements	503,000.00	-	503,000.00	503,000.00
4	1410 Administration	98,522.00	-	98,522.00	98,522.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	60,000.00	-	60,000.00	60,000.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	143,064.00	-	143,064.00	143,064.00
10	1460 Dwelling Structures	1,178,209.00	-	1,178,209.00	1,132,164.00
11	1465.1 Dwelling Equipment - Nonexpendable	177,793.00	-	177,793.00	177,793.00
12	1470 Nondwelling Structures	793,343.00	-	793,343.00	754,241.00
13	1475 Nondwelling Equipment	21,555.00	-	21,555.00	21,555.00
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	720.00	-	720.00	720.00
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
21	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 3,290,060.00</b>	<b>\$ -</b>	<b>\$ 3,290,060.00</b>	<b>\$ 3,204,913.00</b>
22	Amount of line 19 Related to LBP Activities	-	-	-	-
23	Amount of line 19 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 19 Related to Security	-	-	-	-
25	Amount of line 19 Related to Energy Conversation Measure	-	-	-	-

**Actual Comprehensive Grant  
Cost Certificate**  
Capital Fund Program (CFP)

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

PHA/IHA Name  <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19P01250102</b>
	FFY of Grant Approval <b>2002</b>

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Capital Fund Grant, is as shown below:

A. Original Funds Approved	\$ -
B. Revised Funds Approved	-
C. Funds Advanced	-
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	-
F. Excess of Funds Advanced (C-D)	\$ -

2. That all modernization work in connection with the Capital Fund Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature  <b>X</b>	Date  <b>5/31/2005</b>
---------------------------	------------------------------

**For HUD Use Only**

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)  <b>X</b>	Date
--	------

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)  <b>X</b>	Date
--	------

Approved (Field Office Manager)  <b>X</b>	Date
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**Annual Statement / Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2003.1 PHA Wide	Operations	1406.00		-	-	-	-	
2003.2 Management Improvement	Resident Training	1408.00		38,186.00		38,186.00	38,186.00	
	Improve Security	1408.00		350,000.00		350,000.00	350,000.00	
	Staff Training	1408.00		19,814.00		19,814.00	7,938.00	
	Computer Software	1408.00		60,000.00		60,000.00	60,000.00	
2003.3 Administrative	Salaries	1410.00		75,000.00		75,000.00	51,186.00	
	Fringe Benefits	1410.00		18,750.00		18,750.00	14,833.00	
	Travel	1410.00		2,000.00		2,000.00	1,288.00	
	Sundry Administration	1410.00		5,000.00		5,000.00	3,021.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capit Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2003.4 Fees and Costs	Fees and Costs	1430.00		96,789.00		96,789.00	96,789.00	
2003.5 Site Acquisition	Site Acquisition	1440.00		9,250.00		9,250.00	9,211.00	
2003.6 PHA Wide	Erosion Corrections	1450.00		153,622.00		153,622.00	82,845.00	
	Landscape Improvements	1450.00		100,000.00		25,000.00	2,772.00	
	Underground Utility Repair	1450.00		100,000.00		16,000.00	15,373.00	
2003.7 NC12-12 Healy Towers	Exterior Renovations	1460.00		300,000.00		30,000.00	26,000.00	
2003.8 NC12-9 Crystal Towers	Exterior Renovations	1460.00		-		-	-	
2003.9	Downtown Office Renovations	1470.00						
	General Upgrades	1470.00		37,660.00		37,660.00	37,660.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

form HUD-52837 (9/98)  
ref Handbook 7485.3

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capit Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2003.10	Electrical Base	1470.00		92,969.00		92,969.00	-	
	HVAC Base	1470.00		139,050.00		139,050.00	-	
	Ceiling Grid	1470.00		9,060.00		9,060.00	-	
	DDC Controls	1470.00		15,480.00		15,480.00	-	
	NonDwelling Equipment	1475.00		226,531.00		226,531.00	-	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

# Annual Statement / Performance and Evaluation Report

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

HA Name <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19P01250103</b>	Federal FY of Grant <b>2003</b>
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Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement/Revision Number     
2005 P & E  
 Performance and Evaluation Report for Program Year Ending **3/31/2005**     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements	468,000.00	-	468,000.00	456,124.00
4	1410 Administration	100,750.00	-	100,750.00	70,328.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	96,789.00	-	96,789.00	96,789.00
8	1440 Site Acquisition	9,250.00	-	9,250.00	9,211.00
9	1450 Site Improvement	353,622.00	-	194,622.00	100,990.00
10	1460 Dwelling Structures	300,000.00	-	30,000.00	26,000.00
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	294,219.00	-	294,219.00	37,660.00
13	1475 Nondwelling Equipment	226,531.00	-	226,531.00	-
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 (may not exceed 8% of line 20)	-	-	-	-
21	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 1,849,161.00</b>	<b>\$ -</b>	<b>\$ 1,420,161.00</b>	<b>\$ 797,102.00</b>
22	Amount of line 19 Related to LBP Activities	-	-	-	-
23	Amount of line 19 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 19 Related to Security	350,000.00	350,000.00	-	-
25	Amount of line 19 Related to Energy Conversation Measure	-	-	-	-

**Actual Comprehensive Grant  
Cost Certificate**  
Capital Fund Program (CFP)

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

PHA/IHA Name  <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19P01250103</b>
	FFY of Grant Approval <b>2003</b>

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Capital Fund Grant, is as shown below:

A. Original Funds Approved	\$ -
B. Revised Funds Approved	-
C. Funds Advanced	-
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	-
F. Excess of Funds Advanced (C-D)	\$ -

2. That all modernization work in connection with the Capital Fund Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature  <b>X</b>	Date
---------------------------	------

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The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)  <b>X</b>	Date
--	------

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)  <b>X</b>	Date
--	------

Approved (Field Office Manager)  <b>X</b>	Date
---	------

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**Annual Statement / Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2003.1 PHA Wide	Operations	1406.00		-				
2003.2 Fees & Costs	Fees & Costs	1430.00		53,211.00		53,211.00	53,211.00	
2003.3 Site Acquisition	Site Acquisition	1440.00		-				
2003.4 Healy Towers	Exterior Renovations	1460.00		206,353.00		-		
	Elevator Repairs	1460.00		12,000.00		-		
2003.5 Non-Dwelling Structures	Downtown Office Renovations							
	Electrical base	1470.00		-				
	HVAC Base	1470.00		-				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capit Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Cleveland Day Care Renov.	1470.00		117,767.00				
	Communication & Data cables	1470.00		54,845.00		54,845.00	27,219.00	
	Contingency	1470.00		65,388.00		65,388.00	-	

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

HA Name <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19P01250203</b>	Federal FY of Grant <b>2003</b>
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Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement/Revision Number     
**2005 P & E**

Performance and Evaluation Report for Program Year Ending **3/31/2005**     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	53,211.00	-	53,211.00	53,211.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	218,353.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	238,000.00	-	120,233.00	27,219.00
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 (may not exceed 8% of line 20)	-	-	-	-
21	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 509,564.00</b>	<b>\$ -</b>	<b>\$ 173,444.00</b>	<b>\$ 80,430.00</b>
22	Amount of line 19 Related to LBP Activities	-	-	-	-
23	Amount of line 19 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 19 Related to Security	-	-	-	-
25	Amount of line 19 Related to Energy Conversation Measure	-	-	-	-

**Actual Comprehensive Grant  
Cost Certificate**  
Capital Fund Program (CFP)

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

PHA/IHA Name  <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19P01250203</b>
	FFY of Grant Approval <b>2003</b>

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Capital Fund Grant, is as shown below:

A. Original Funds Approved	
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	
E. Amount to be Recaptured (A-D)	-
F. Excess of Funds Advanced (C-D)	\$ -

2. That all modernization work in connection with the Capital Fund Grant has been completed;  
 3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;  
 4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and  
 5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature  <b>X</b>	Date
---------------------------	------

**For HUD Use Only**

The Cost Certificate is approved for audit.	
Approved for Audit (Director, Public Housing Division)  <b>X</b>	Date

The audited costs agree with the costs shown above.	
Verified (Director, Public Housing Division)  <b>X</b>	Date

Approved (Field Office Manager)  <b>X</b>	Date
---	------

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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP **Part II: Supporting Pages**)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2004.1 PHA Wide	Operations	1406.00		446,000.00		446,000.00	446,000.00	
2004.2 Management Improvement	Resident Training	1408.00		50,000.00		50,000.00	8,454.00	
	Improve Security	1408.00		300,000.00		300,000.00	166,016.00	
	Staff Training	1408.00		10,000.00			-	
	Computer Software	1408.00		50,000.00		50,000.00	25,570.00	
	Outsource Payroll	1408.00		10,000.00		10,000.00		
2004.3 Administrative	Salaries	1410.00		80,000.00		40,000.00	-	
	Fringe Benefits	1410.00		19,200.00		8,100.00	-	
	Travel	1410.00		800.00		-	-	
	Sundry Administration	1410.00		4,000.00		2,000.00	509.00	

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 (2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP Part II: Supporting Pages)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2004.4 Fees and Costs	Fees and Costs	1430.00		35,000.00		35,000.00	6,658.00	
	Office Renov Architect Fees	1430.00		40,561.00		40,561.00	30,491.00	
2004.1 Site Acquisition	Site Acquisition	1440.00		190,750.00		-	-	
2004.5 PHA Wide	Site Improvements Landscape Improvements	1450.00		39,287.00		-	-	
	Underground Utility Repair	1450.00		-		-	-	
2004.6 NC12-03 Piedmont Park	Dwelling Structures Remove Boilers & Radiators	1460.00		-		-	-	
NC12-6 Cleveland Avenue Home	Condenser Replacement	1460.00		7,600.00		-	-	
NC012-008 Sunrise Towers	Roof Replacement	1460.00		245,000.00		-	-	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP Part II: Supporting Pages)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC012-009 Crystal Towers	Kitchen Upgrades	1460.00		-				
	Roof Repair/Replacemnt	1460.00		350,000.00		-		
NC012-012 Healy Towers	Repair/Replace Retaining Walls	1460.00		5,000.00		-		
2004.7	Non-Dwelling Structures							
NC012-06 Cleveland Avenue Homes	Day Care Center Renovations	1470.00		45,245.00		45,245.00	1,739.00	
	Downtown Office Renovations	1470.00		109,990.00		109,990.00		
	HVAC Base	1470.00		-				
	DDC Controls	1470.00		7,020.00		7,020.00		
	Prime & Paint Windows	1470.00		8,600.00		8,600.00		
	Ceiling Grid	1470.00		-				
	Communications & Data Cable	1470.00		-				
	Contingency off renov	1470.00		17,604.00		17,604.00		
	Furniture	1475.00		158,409.00		158,409.00	398.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

U.S. Department of Housing  
 and Urban Development

OMB Approval No. 2577-0157  
 (Exp. 3/31/2002)

Office of Public and Indian Housing

HA Name <b>HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM</b>	Comprehensive Grant Number <b>NC19P01250104</b>	FFY of Grant Approval <b>2004</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number     
 2005 P & E  
 Performance and Evaluation Report for Program Year Ending **3/31/2005**     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	446,000.00	-	446,000.00	446,000.00
3	1408 Management Improvements	420,000.00	-	410,000.00	200,040.00
4	1410 Administration	104,000.00	-	50,100.00	509.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	75,561.00	-	75,561.00	37,149.00
8	1440 Site Acquisition	190,750.00	-	-	-
9	1450 Site Improvement	39,287.00	-	-	-
10	1460 Dwelling Structures	607,600.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	188,459.00	-	188,459.00	1,739.00
13	1475 Nondwelling Equipment	158,409.00	-	158,409.00	398.00
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 2,230,066.00</b>	<b>\$ -</b>	<b>\$ 1,328,529.00</b>	<b>\$ 685,835.00</b>
21	Amount of line 19 Related to LBP Activities	-	-	-	-
22	Amount of line 19 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 19 Related to Security	-	-	-	-
24	Amount of line 19 Related to Energy Conversation Measure	-	-	-	-

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Previous edition is obsolete

form HUD-52837 (9/98)

2 To be completed for the Performance and Evaluation Report.

ref Handbook 7485.3

**Actual Comprehensive Grant  
Cost Certificate**  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157  
(Exp. 3/31/2002)

PHA/IHA Name  <b>HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM</b>	Comprehensive Grant Number <b>NC19P01250104</b>
	FFY of Grant Approval <b>2004</b>

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	<b>\$ 2,230,066.00</b>
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	
E. Amount to be Recaptured (A-D)	
F. Excess of Funds Advanced (C-D)	<b>\$ -</b>

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature  <b>X</b>	Date
---------------------------	------

**For HUD Use Only**

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)  <b>X</b>	Date
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The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)  <b>X</b>	Date
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Approved (Field Office Manager)  <b>X</b>	Date
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**Annual Statement / Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
R2003.1	Replacement Housing	1499.00		563,444.00		46,000.00	45,597.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

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

HA Name <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19R01250103</b>	Federal FY of Grant <b>2003</b>
--	--	------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement/Revision Number     
**2005 P & E**  
 Performance and Evaluation Report for Program Year Ending **3/31/2005**     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
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	563,444.00	-	46,000.00	45,597.00
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
21	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 563,444.00</b>	<b>\$ -</b>	<b>\$ 46,000.00</b>	<b>\$ 45,597.00</b>
22	Amount of line 19 Related to LBP Activities	-	-	-	-
23	Amount of line 19 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 19 Related to Security	-	-	-	-
25	Amount of line 19 Related to Energy Conversation Measures	-	-	-	-

**Actual Comprehensive Grant  
Cost Certificate**  
Capital Fund Program (CFP)

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

PHA/IHA Name  <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19R01250103</b>
	FFY of Grant Approval <b>2003</b>

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Capital Fund Grant, is as shown below:

A. Original Funds Approved	
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	
E. Amount to be Recaptured (A-D)	-
F. Excess of Funds Advanced (C-D)	\$ -

2. That all modernization work in connection with the Capital Fund Grant has been completed;  
 3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;  
 4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and  
 5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature  <b>X</b>	Date
---------------------------	------

**For HUD Use Only**

The Cost Certificate is approved for audit.	
Approved for Audit (Director, Public Housing Division)  <b>X</b>	Date

The audited costs agree with the costs shown above.	
Verified (Director, Public Housing Division)  <b>X</b>	Date

Approved (Field Office Manager)  <b>X</b>	Date
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**Annual Statement / Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
R2003.1	Replacement Housing	1499.00		659,332.00		-	-	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report.

Previous Edition is obsolete

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

HA Name <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19R01250104</b>	Federal FY of Grant <b>2004</b>
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Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement/Revision Number     
**2005 P & E**  
 Performance and Evaluation Report for Program Year Ending **3/31/2005**     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
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	659,332.00	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
21	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 659,332.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
22	Amount of line 19 Related to LBP Activities	-	-	-	-
23	Amount of line 19 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 19 Related to Security	-	-	-	-
25	Amount of line 19 Related to Energy Conversation Measures	-	-	-	-

**Actual Comprehensive Grant  
Cost Certificate**  
Capital Fund Program (CFP)

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

PHA/IHA Name  <b>Housing Authority of the City of Winston-Salem</b>	Capital Fund Program Grant No. <b>NC19R01250104</b>
	FFY of Grant Approval <b>2004</b>

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C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	-
F. Excess of Funds Advanced (C-D)	\$ -

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Signature  <b>X</b>	Date
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Approved (Field Office Manager)  <b>X</b>	Date
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