

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 02/28/2006

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Durham

PHA Number: NC013

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

To provide quality affordable housing and economic opportunity in a supportive living environment without discrimination.

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)

Apply for HOPE VI funds

Develop system to monitor purchase opportunities of HUD or other foreclosure properties

Obtain control of vacant rental property

Apply for Section 8 project based vouchers

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 2 points per year to maximum
- Improve voucher management: (SEMAP score) 2 points per year to maximum
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: 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 by 5 per year)
 - 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)
 - Implement a Section 8 project based vouchers program

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

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
 - Provide resource person for each program participant
 - Partner with advocacy group for resident benefits
 - Expand educational opportunities for all households

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)

1.0 Goal

Improve the living environment for affordable housing communities

- A. Objective: Identify areas that have no concentrations of poverty and encourage program participants to move there.
- B. Objective: Continue a preventive maintenance program to visit each unit at least once a year.
- C. Objective: Present a housekeeping seminar for residents, annually.
- D. Objective: Provide training for residents on basic home repairs.

2.0 Goal

Maintain high occupancy rates for affordable housing programs

- A. Objective: Provide programs to encourage self-sufficiency to retain current residents.
- B. Objective: Advertise in various media to market properties.
- C. Objective: Respond to at least 90% resident concerns within time period provided.
- D. Objective: Modernize building structures and site systems.
- E. Objective: Increase waiting list.

3.0 Goal

Provide safe environments for all program communities

- A. Objective: Work with other organizations to encourage youth programs availability to all program participants.
- B. Objective: With assistance from City of Durham, maintain police presence in public housing communities.
- C. Objective: Organize “Community Watch” programs in communities where requested.
- D. Objective: Utilize lighting, fencing, and environmental design to enhance feeling of safety.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Durham Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of Durham Housing Authority.

To provide quality affordable housing and economic opportunity in a supportive living environment without discrimination.

We have also adopted the following goals and objectives for the next five years:

Goal 1: 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;
 - Apply for HOPE VI funds;
 - Apply for Section 8 project based vouchers.

Goal 2: Improve the quality of assisted housing

- Objectives:
- Improve public housing management by increasing PHAS scores by 2 points per year to maximum;

Improve voucher management by increasing SEMAP score by 2 points per year to maximum;
Increase customer satisfaction;
Concentrate on efforts to improve specific management functions: 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.

Goal 3: Increase assisted housing choices

Objectives: Conduct outreach efforts to potential voucher landlords (increase by 5 per year);
Implement public housing or other homeownership programs.

Goal 4: Provide an improved living environment

Objectives: Implement measures to deconcentrate poverty by bringing higher income public housing households to lower income developments;
Implement public housing security improvements.

Goal 5: Promote self-sufficiency and assist 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;
Provide resource person for each program participant;
Partner with advocacy group for resident benefits;
Expand educational opportunities for all households.

Goal 6: 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.

Goal 7: Improve the living environment for affordable housing communities

Objectives: Identify areas that have no concentrations of poverty and encourage program participants to move there;
Continue a preventive maintenance program to visit each unit at least once a year;
Present a housekeeping seminar for residents, annually;
Provide training for residents on basic home repairs.

Goal 8: Maintain high occupancy rates for affordable housing programs

Objectives: Provide programs to encourage self-sufficiency to retain current residents;
Advertise in various media to market properties;
Respond to at least 90% of resident concerns within time period provided;
Modernize building structures and site systems;
Increase waiting list.

Goal 9: Provide safe environments for all program communities

Objectives: Work with other organizations to encourage youth programs availability to all program participants;
With assistance from City of Durham, maintain police presence in public housing communities;
Organize "Community Watch" programs in communities, where requested;
Utilize lighting, fencing, and environmental design to enhance feeling of safety.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives, we will be working towards the achievement of our mission.

The information set forth in the Annual Plan leads to the accomplishment of our goals and objectives. Taken as a whole, the data outline a comprehensive approach towards our goals and objectives and are consistent with our City's Consolidated Plan. Here are a few highlights of our Annual Plan:

- Establishment of preferences for admissions to public housing for involuntary displacement (disaster, government action, action of housing owner, inaccessibility, and property disposition).
- Adoption of changes to admission policies to promote deconcentration

of poverty and to assure income mixing by employing waiting list “skipping” for all developments.

- Establishment of flat rents for all developments utilizing fair market rents.
- Annual Statement for Capital Fund Program in the amount of \$3,297,758.
- Implementation of a HOPE VI Revitalization grant for our Few Gardens community.
- Identification of needs for measures to ensure resident safety and plans for crime and drug prevention activities.
- Attachment of Resident Advisory Board participation document.

In summary, the Durham Housing Authority is on course to improve the condition of affordable housing in our area.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A Admissions Policy for Deconcentration (nc013a02)
- G FY 2005 Capital Fund Program Annual Statement (nc013g02)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- H FY 2005 Capital Fund Program 5 Year Action Plan(nc013h02)
- N/A Public Housing Drug Elimination Program (PHDEP) Plan
- C Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (nc013c02)
- B Other (List below, providing each attachment name)
Statement of Consistency with Consolidated Plan (nc013b02)
- D Resident Member on the PHA Governing Board (nc013d02)
- E Membership of the Resident Advisory Board (nc013e02)
- F Statement of Progress (nc013f02)
- I Capital Fund Performance and Evaluation Reports (nc013i02)
- K Section 8 Home Ownership Program (nc013k02)
- J Designation of Public Housing for Occupancy By Elderly Families (nc013j02)
- L Component 10(B) Voluntary Conversion Initial Assessments (nc013l02)
- M Section 8 Project-Based Rental Assistance (nc013m02)
- N Pet Rule (nc013n02)
- O Follow-Up for Resident Assessment Subsystem (RASS) (nc013o02)
- P Durham Housing Authority’s Community Service Program (nc013p02)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures x check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures x check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Main Street Townhomes Admissions & Occupancy Policy for Public Housing Assisted Units Calvert Place Admissions & Occupancy Policy for Public Housing Assisted Units Morning Glory Senior Village Admissions & Occupancy Policy for Public Housing Assisted Units	(specify as needed) Annual Plan: Eligibility, Selection, and Admissions Policies; Rent Determination; Grievance Procedures
X	Income Analysis of Public Housing Covered Developments	Annual Plan: Conversions Section 22
X	Narrative Description of Voluntary Conversion Assessment	Annual Plan: Conversions Section 22

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	2. Size	Loca-tion
Income <= 30% of AMI	7,045	5	5	5	N/A	5	5
Income >30% but <=50% of AMI	4,927	5	5	5	N/A	5	5
Income >50% but <80% of AMI	3,314	4	4	4	N/A	4	4
Elderly	1,842	5	5	5	4	4	3
Families with Disabilities	2,924	5	5	5	5	4	3
Black/Non-Hisp.	8,313	4	N/A	N/A	N/A	N/A	N/A
Hispanic/Latino	2,323	4	N/A	N/A	N/A	N/A	N/A
White	5,124	4	N/A	N/A	N/A	N/A	N/A
Other	753	4	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2004-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (2000)
- American Housing Survey data
Indicate year: _____
- Other housing market study
Indicate year: _____
- Other sources: (list and indicate year of information)

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.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	797		426
Extremely low income <=30% AMI	797	100%	426
Very low income (>30% but <=50% AMI)	0	0.00%	0
Low income (>50% but <80% AMI)	0	0.00%	0
Families with children	711	89.21%	267
Elderly families	11	1.38%	42
Families with Disabilities	75	9.41%	117
White	44	5.52%	18
Black	735	92.22%	406
Other	18	2.26%	2
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only) 0 BR	4	0.50%	95
1BR	365	45.80%	87

2 BR	264	33.12%	125
3 BR	116	14.56%	63
4 BR	31	3.89%	50
5 BR	11	1.38%	6
5+ BR	6	0.75%	0

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

If yes:

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3222		3783*
Extremely low income <=30% AMI	3222	100%	3340
Very low income (>30% but <=50% AMI)	0	0.00%	413
Low income (>50% but <80% AMI)	0	0.00%	30
Families with children	2705	83.95%	1400
Elderly families	96	2.98%	586
Families with Disabilities	421	13.07%	1797
White	104	3.23%	295
Black	3100	96.21%	3476
Other	18	0.56%	12
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only) 0BR	0	0.00%	8
1BR	676	20.98%	1332
2 BR	1043	32.37%	1174
3 BR	765	23.74%	1061
4 BR	447	13.87%	192
5 BR	182	5.66%	15
5+ BR	109	3.38%	1
<p>Is the waiting list closed (select one)? No <u>Yes</u></p> <p>If yes:</p> <p>B. How long has it been closed (# of months)? As of 12/30/04 # of months = 26</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <u>No</u> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <u>Yes</u></p>			

*This information is subject to include Relocates and Portables based on the report used to generate the information.

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Durham Housing Authority considers ourselves part of a larger effort in Durham to address affordable housing needs. In accordance with our goals included in this plan, Durham Housing Authority will try to minimize some identified needs by utilizing appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from governmental and private sources to help add to the affordable housing availability in our community. To that avail, we intend to work with our local partners, e.g. city/county government to try to meet the identified needs.

This year we expect to receive approximately \$3.3 million for modernization of our existing units through the Capital Fund Program. We will continue implementing the HOPE VI grant for which we were approved for \$35 million. Priorities and guidelines for programs sometimes change from time to time. Our decisions to pursue certain opportunities and resources may also change during the year, if programs occur which

are beyond our control.

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)
Apply for Section 8 project based vouchers

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)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

_____ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$5,500,000	
b) Public Housing Capital Fund	\$3,297,758	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$22,320,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	\$85,000	
h) Community Development Block Grant	\$40,150	
i) HOME	\$0	
Other Federal Grants (list below)	\$0	
Sub-total (Fed Grants - Year 2005)	\$31,242,908	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) CGP Grants	\$2,237,084	
b) 2000 HOPE VI Grant	\$25,583,641	
3. Public Housing Dwelling Rental Income	\$3,026,208	
4. Other income (list below)		

Sources	Planned \$	Planned Uses
Excess utilities	\$32,000	PH operations
Investment income	\$10,000	PH operations
Other	\$200,000	PH operations
Sub-total (Other Income)	\$242,000	
4. Non-federal sources (list below)	\$0	
Total resources	\$62,331,841	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) Fifty (50)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

Preliminary applications are accepted. PHA verifies arrest records, previous assisted housing records and status of previous financial obligations to PHA at the preliminary application stage.

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)

Non-income screening factors are included in DHA's Admissions & Continued Occupancy Policy and in the HOPE VI Admissions & Occupancy Policy for Public

Housing Assisted Units.

HOPE VI Main Street Townhomes - 21 public housing units,
HOPE VI Calvert Place - 43 public housing units, and
HOPE VI Morning Glory Senior Village - 25 public housing units

Screening Factors for these HOPE VI communities are:

- Adverse, disrupt, or illegal behavior
- Failure to comply with resident obligations under a lease
- Unsanitary or hazardous housekeeping practices
- Criminal history
- Bad credit and financial standing

- 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)

* HOPE VI Main Street Townhomes - 21 public housing units,
HOPE VI Calvert Place - 43 public housing units, and
HOPE VI Morning Glory Senior Village - 25 public housing units:

Will maintain separate Site-based Waiting Lists for these HOPE VI communities..

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

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

HOPE VI Main Street Townhomes, HOPE VI Calvert Place, and HOPE VI Morning Glory Senior Village Management Offices

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

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

Three - HOPE VI Main Street Townhomes - 21 public housing units, HOPE VI Calvert Place - 43 public housing units, and HOPE VI Morning Glory Senior Village - 25 public housing units - will maintain separate Site-based Waiting Lists.

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?

Three - HOPE VI Main Street Townhomes - 21 public housing units, HOPE VI Calvert Place - 43 public housing, and HOPE VI Morning Glory Senior Village - 25 public housing units

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

Four

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:

HOPE VI Main Street Townhomes - 21 public housing units, HOPE VI Calvert Place - 43 public housing units, and HOPE VI Morning Glory Senior Village - 25 public housing units:

“The Applicant Household must indicate acceptance or rejection of the available unit within three days after Management notifies the household of the offer by telephone, or five days after Management mails the offer letter, whichever is shorter. If the Applicant Household rejects the unit, their application will be removed from the Main Street Townhomes, Calvert Place, and Morning Glory Senior Village Waiting Lists, unless the rejection was for medical or other substantial reasons. Management will determine whether the reasons for rejecting the unit are substantial and valid”.

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

HOPE VI Main Street Townhomes - 21 public housing units, HOPE VI Calvert Place - 43 public housing units, and HOPE VI Morning Glory Senior Village - 25 public housing units:

“Necessary transfers will have priority over new admissions. Necessary transfers will be made to: 1) address emergency conditions (i.e., conditions that pose imminent danger to a resident’s life, health or safety); 2) permit the use of a unit with special features by a resident or applicant whose disability requires a unit with such features;

3) correct overhousing or underhousing; 4) allow the Owner to make major repairs or renovations; or 5) accommodate a resident's reasonable, documented medical needs".

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 (As defined by City Code Enforcement)
- 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)

HOPE VI Main Street Townhomes - 21 public housing units, HOPE VI Calvert Place - 43 public housing units, and HOPE VI Morning Glory Senior Village - 25 public housing units

Selection Preferences for these HOPE VI communities are:

- Working families
- Accessible units
- Income tiers
- Relocated Few Gardens residents
- Other HOPE VI relocated residents

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:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- 1 Substandard housing
- 1 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 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
- x Other preference(s) (list below)

HOPE VI Main Street Townhomes - 21 public housing units, HOPE VI Calvert Place - 43 public housing units, and HOPE VI Morning Glory Senior Village - 25 public housing units

Selection Preferences Priorities for these HOPE VI communities are:

- 1 Working families
- 2 Accessible units
- 3 Income tiers
- 4 Relocated Few Gardens residents
- 5 Other HOPE VI relocated residents

4. Relationship of preferences to income targeting requirements:

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

HOPE VI Main Street Townhomes - 21 public housing units, HOPE VI Calvert Place - 43 public housing units, and HOPE VI Morning Glory Senior Village - 25 public housing units:

“Each income category or “tier” will be designated as a separate selection preference, to be considered in selecting an Applicant Household for any unit that becomes available”.

(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)

HOPE VI Main Street Townhomes Admissions & Occupancy Policy for Public Housing Assisted Units
HOPE VI Calvert Place Admissions & Occupancy Policy for Public Housing Assisted Units
HOPE VI Morning Glory Senior Village Admissions & Occupancy Policy for Public Housing Assisted Units

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to

promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

ALL

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

ALL

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- 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)

The Durham Housing Authority will provide information to prospective landlords for all participants, upon request, when the housing authority possesses the following: the tenant history of family members, criminal or drug related activity, drug trafficking by family members, family's current address, and name and address of current landlord.

(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: Extenuating circumstances: family emergency, hospitalization, disabled persons, request for lease approval has been turned in but the unit is not ready, family shows evidence of consistent efforts to locate housing.

(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)
Elderly, disabled, handicapped

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)

- 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
- 1 Other preference(s) (list below)

"1" Elderly, "1" Disabled, "1" Handicapped, "1" Displaced, "1" Homeless

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)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

1) DHA Admissions & Continued Occupancy Policy for Public Housing

2) HOPE VI Main Street Townhomes - 21 public housing units, HOPE VI Calvert Place - 43 public housing units, and HOPE VI Morning Glory Senior Village - 25 public housing units Admissions & Occupancy Policy for Public Housing Assisted Units:

“A Household will be eligible for a hardship exemption if it is unable to pay the minimum rent because: (i) it has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program, including a Household that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act; (ii) the Household would be evicted as a result of the imposition of the minimum

rent requirement, (iii) the income of the Household has decreased because of changed circumstance, including loss of employment; (iv) a death in the family has occurred; or (v) other situations as may be determined by the Owner”.

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

1. ___ Yes x 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
- x No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

Resident must report changes to income at the commencement or termination of employment, public assistance, social security, supplemental security, and/or other income as defined by HUD Regulations paid to the resident and/or the household.

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

(2) Flat Rents

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

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

Utilization of Section 8 Fair Market Rents for Flat rents.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

Durham Housing Authority (DHA) serves approximately 10,000 citizens through four housing programs. The Housing Authority's annual operations and program budgets total approximately \$63 million dollars. A staff of one hundred thirty-six full and part-time employees carry out the daily activities. In

addition to the Office of the Executive Director, there are five major organizational areas: Public Housing Operations, Planning, Development, and HOPE VI, Finance and Administrative Services, Housing Services, and Maintenance.

The Public Housing Operations Department is responsible for most resident activities such as property management, rent collections, and resident recertifications. The department is comprised of the Education and Training Division, Crime Prevention, as well as the Affordable Housing component.

The Planning, Development, and HOPE VI Department administers the capital improvement programs and is responsible for planning, implementing, and monitoring of all housing development projects. The department implements the HOPE VI program and assists with public relations.

The Finance and Administrative Services Department is responsible for the fiscal, material, and technical support for the housing authority. It is comprised of Accounting, Purchasing, Management Information Systems (MIS), and Human Resources, which is responsible for employee recruitment and selection, employee relations, employee benefits and training.

The Housing Services Department is responsible for receiving applications for both the public housing and Section 8 programs. The Section 8 program monitors and certifies participation and evaluates properties for the program.

The Maintenance Department delivers efficient and effective service in the maintenance of all public housing dwelling units and grounds. This is achieved through well-trained staff, quality materials, and timely service. The department employs licensed electricians, plumbers, heating ventilation and air conditioning and refrigerator repairmen.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 2005	Expected Turnover
Public Housing	1716 units	Data not available
Section 8 Vouchers	2570	7%
Section 8 Certificates	N/A	N/A

Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	100 - Family Unif. 200 - Nonelderly Disabled	Data not available
Other Federal Programs(list individually)		
Section 8 Homeownership	1	0
Turnkey III	4 units	4 units sold

C. Management and Maintenance Policies

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

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

Admission and Continued Occupancy Policy
Nan McKay Public Housing Master Book
Public Housing Occupancy Guidebook
Personnel Policy Manual
Housing Management Procedures Manual
Maintenance Procedures Manual
Pest Control Procedure
Main Street Townhomes Admissions & Occupancy Policy for Public Housing Assisted Units

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
HUD Housing Choice Voucher Program Guidebook
HUD Housing Quality Standards
Nan McKay Housing Choice Voucher Program Master Book
Personnel Policy Manual

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

HOPE VI Main Street Townhomes - 21 public housing units
Admissions and Occupancy Policy for Public Housing Assisted Units
Section 14. Main Street Townhomes Grievance Procedure

HOPE VI Calvert Place - 43 public housing units
Admissions and Occupancy Policy for Public Housing Assisted Units
Section 14. Calvert Place Grievance Procedure

HOPE VI Morning Glory Senior Village - 25 public housing units
Admissions and Occupancy Policy for Public Housing Assisted Units
Section 14. Morning Glory Senior Village Grievance Procedure

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

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

HOPE VI Main Street Townhomes, HOPE VI Calvert Place, and HOPE VI Morning Glory Senior Village Management Offices

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (nc013g02)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. **Yes** **No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)**

b. **If yes to question a, select one:**

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (nc013h02)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes ___ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Few Gardens Public Housing Development
2. Development (project) number: NC013-01
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved 02/25/2003
- Activities pursuant to an approved Revitalization Plan underway

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

NC013-06 Oldham Towers, NC013-08 Liberty Street, NC013-02 McDougald Terrace, NC013-03 McDougald Terrace

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

Few Gardens Public Housing Development, NC013-01
Main Street Townhomes - 43 total units (21 public housing units)
Calvert Place - 75 total units (43 public housing units)
Morning Glory Senior Village - 25 total units (25 public housing units)
Rental Phase III On/Off-site - 132 total units (71 public housing units)
Homeownership Off-site Phase I - 32 total units
Homeownership Off-site Phase II - 24 total units
Homeownership On/Off-site Phase III - 94 total units

___ Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program

Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<u>Demolition/Disposition Activity Description</u>
1a. Development name: Few Gardens Public Housing Development 1b. Development (project) number: NC013-01
2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved , submitted, or planned for submission: <u>12/5/2002</u>
5. Number of units affected: 240 Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02/01/2003 b. Projected end date of activity: 10/31/2003

<u>Demolition/Disposition Activity Description</u>
1a. Development name: Fayetteville Street Public Housing Development 1b. Development (project) number: NC013-05

2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved , submitted, or planned for submission: 10/23/02
5. Number of units affected: 200 Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/01/04 b. Projected end date of activity: 12/30/2005

<u>Demolition/Disposition Activity Description</u>
1a. Development name: Club Boulevard Public Housing Development 1b. Development (project) number: NC013-09
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved , submitted, or planned for submission: 05/23/2001
5. Number of units affected: 0 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: 06/01/01 b. Projected end date of activity: 06/19/2002

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: **Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or**

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

See Attachment J - Designation Of Public Housing for Occupancy by Elderly Families (nc013j01)

2. Activity Description

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

<u>Designation of Public Housing Activity Description</u>
1a. Development name: Scattered Sites 1b. Development (project) number: NC19P013004
2. Designation type: <u> x </u> Occupancy by only the elderly <u> </u> Occupancy by families with disabilities <u> </u> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <u> x </u> Approved: included in the PHA’s Designation Plan <u> </u> Submitted, pending approval <u> </u> Planned application
4. Date this designation approved , submitted, or planned for submission: (DD/MM/YY) July 10, 2001
5. If approved, will this designation constitute a (select one) <u> x </u> New Designation Plan <u> </u> Revision of a previously-approved Designation Plan?
6. Number of units affected: 50 7. Coverage of action (select one) <u> </u> Part of the development <u> x </u> Total development

<u>Designation of Public Housing Activity Description</u>
1a. Development name: Oldham Towers 1b. Development (project) number: NC19P013006

2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved , submitted, or planned for submission: (DD/MM/YY) July 10, 2001
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 106 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: J. J. Henderson Housing Center 1b. Development (project) number: NC19P013011
2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved , submitted, or planned for submission: (DD/MM/YY) July 10, 2001
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 178 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: Forest Hill Heights 1b. Development (project) number: NC19P013020
2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved , submitted, or planned for submission: (DD/MM/YY) July 10, 2001
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 55 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: To be determined - HOPE VI Morning Glory Senior Village 1b. Development (project) number: To be determined
2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input type="checkbox"/> Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted , or planned for submission: (DD/MM/YY) 11/22/04
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 25 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ___ Yes x No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

___ Yes ___ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ___ Assessment underway ___ Assessment results submitted to HUD ___ Assessment results approved by HUD (if marked, proceed to next question) ___ Other (explain below)
3. ___ Yes ___ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ___ Conversion Plan in development ___ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ___ Conversion Plan approved by HUD on: (DD/MM/YYYY) ___ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Kerrwood Estates
1b. Development (project) number:	NC19P03016
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission:	(DD/MM/YYYY) 00/00/1972
5. Number of units affected:	150
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Birchwood Heights
1b. Development (project) number:	NC19P013018
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission:	(DD/MM/YYYY) 00/00/1972
5. Number of units affected:	200
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

See Attachment K - Section 8 Home Ownership Program (nc013k02)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

6/5/2001 for Few Gardens HOPE VI Revitalization Program

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

Not applicable

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-Sufficiency - Program to help individuals and families improve the quality of their lives	213	Volunteer	Main Office	Section 8 & PH
Ruffin/Edwards Academic Development Scholarship (READS) - Program to provide post secondary educational scholarships and stipends to residents residing in Durham Housing Authority communities	31	Volunteer	Main Office	PH
Oxford Manor Achievement School - Program provides homework support, reading tutorials, math tutorials and enrichment activities (games, trips) to youth K-12.	78	Volunteer	Oxford Manor development	PH
ABE/GED Programs - Programs are geared toward moving residents to completion of their high school education to increase their job marketability	23	Volunteer	Oxford Manor development	PH
Computer Technology Program - Program provides computer instruction to youth K-12, GED computer assisted instruction, and adult job readiness computer skills	28	Volunteer	Oxford Manor development	PH
Fun Friday Program - Program allows youth to reinforce logic, technical manipulation, and leadership skills through relaxed activities such as chess, cooking, etc.	42	Volunteer	Oxford Manor development	PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/31/03)

Public Housing	45	27
Section 8	159	155

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

C. Welfare Benefit Reductions

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

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

See Attachment P - Durham Housing Authority's Community Service Program (nc013p02).

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's

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

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

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

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

Club Boulevard, Cornwallis Road, Damar Court, Hoover Road, Liberty Street, McDougald Terrace, Morreene Road, Oxford Manor, J. J. Henderson, Oldham Towers, Forest Hill Heights, and Scattered Sites

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

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

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

Public housing unit (12 Sworn Officers assigned to public housing police offices/sub-stations in Oxford Manor, Morreene Road, McDougald Terrace, and Oldham Towers)

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

Club Boulevard, Cornwallis Road, Damar Court, Hoover Road, Liberty Street, McDougald Terrace, Morreene Road, Oxford Manor, J. J. Henderson, Oldham Towers, and Forest Hill Heights

C. Coordination between PHA and the police

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

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

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

Club Boulevard, Cornwallis Road, Damar Court, Hoover Road, Liberty Street, McDougald Terrace, Morreene Road, Oxford Manor, J. J. Henderson, Oldham Towers, Forest Hill Heights, and Scattered Sites

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: **Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? NOT APPLICABLE**

Yes No: **Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan? NOT APPLICABLE**

Yes No: **This PHDEP Plan is an Attachment. NOT APPLICABLE**

14. RESERVED FOR PET POLICY [24 CFR

Part 903.7 9 (n)]

See Attachment N - Pet Rule (nc013n01)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

Responses submitted to HUD on 10/04/04.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

HOPE VI Main Street Townhomes, HOPE VI Calvert Place, and HOPE VI Morning Glory Senior Village - Private Management and Development-based Accounting

- 3. Yes No: Has the PHA included descriptions of asset management activities

in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment C (nc013c02)

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

The Resident Advisory Board (RAB) reviewed each component of the PHA Plan and made no recommendations for changes or additions to the PHA Plan. Comments made at the public hearing will also be included with the Resident Advisory Board comments Attachment C (nc013c02).

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (Durham, North Carolina)

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

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

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

See Attachment B - Statement of Consistency with Consolidated Plan (nc013b02)

D. Other Information Required by HUD

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

DEFINITION OF "SIGNIFICANT AMENDMENTS AND SUBSTANTIAL DEVIATIONS/MODIFICATIONS" TO THE PLAN

“Significant amendments and substantial deviations/modifications” to the Plan is defined as any additional changes that would affect this Agency’s mission, goals, objectives, and policies as stated in the Plan. Additional changes are described as follows:

1. Changes to rent or admissions policies or organizations of the waiting list;
2. Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; and
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any significant amendment or substantial deviation/modification to the Plan is subject to the same requirements as for the development/submission of the original Plan (including time frames).

Attachments

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

ATTACHMENT A

Admissions Policy for Deconcentration

Public Housing

1. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.
2. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
 - B. To accomplish the goals of:
 - (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - (2) Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Resident Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

Section 8 Tenant-Based Assistance

The Deconcentration Policy for Section 8 tenant-based assistance is to ensure that no less than 75% of its new admissions are families that have incomes at or below 30% of the area median income. Durham Housing Authority (DHA) will track the status of all new admissions monthly by utilizing income reports generated by its Management Information System (MIS). If DHA is not reaching its goal, families will be skipped on the waiting list to admit a family that has income at or below 30% of area median income. DHA's Section 8 applicant selection process, which is contained in the Section 8 Administrative Plan provides for the skipping of families on the waiting list to accomplish this goal.

Component 3, (6) Deconcentration and Income Mixing

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

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

ATTACHMENT B

Statement of Consistency with Consolidated Plan

The Housing Authority of the City of Durham (DHA) had an active role in the preparation of the 2000 – 2005 Consolidated Plan - serving on several committees. Research and needs analysis of the housing conditions in Durham reflected shortages in affordable housing without problems. At least 30% of any ethnic group in the area, in the rental market, is living in housing with problems. DHA's plan has goals to add to the affordable housing stock through additional public housing, requesting of more Section 8 vouchers, applying for HOPE VI funding, and building affordable housing through various programs. In addition, the agency will be utilizing HUD programs such as the Capital Fund to improve the existing housing stock. The plan also reflects programs that will continue to be used to provide assistance to DHA residents to make them self-sufficient so the existing housing stock can be utilized by others that have a need.

ATTACHMENT C

Resident Advisory Board

September 20, 2004

FOR THE RECORD

During the past year 2003-2004 the community wide Resident Advisory Board for the Housing Authority of the City of Durham has had the opportunity to have input into the review and development of the Public Housing Authority's Annual Plan.

Over the past two months the Resident Advisory Board has met to review the PHA past year's progress on planned fiscal and program activities. The RAB has reviewed each component of the PHA Plan and has one unanimous recommendation as a result of one resident's appeal to have the pet policy changed to lower the pet registration fee. The Advisory Board voted to keep the same registration fee as its intent remains the same.

The PHA administration, and staff, most noted Ms. Gwen Simpson, and Ms. Vickie Ellis continue to be supportive, accessible and involved with their presence at the RAB's meeting and transportation activities. Mr. Polk, Consulting-Facilitator has been at each meeting. Please see the attached minutes of the meetings.

The RAB officially and respectfully convey these minutes to the PHA administration and Board of Commissioners for consideration of residents' input into the 2005 PHA Plans to be submitted to HUD in keeping with the Quality Housing and Work Responsibility Act of 1998, (QHWRA).

We look forward to our continued conversation.

Respectfully submitted,
Resident Advisory Board

Gloria M. Nottingham, Co-Chair
Designated Spokesperson

Attachment: Minutes

Resident Advisory Board Meeting Minutes

August 12, 2004

Jim Polk, Facilitator

Attendance: Gloria Nottingham, Rhonda Mills, Helen Walker, Gwen Simpson,

Informal Meeting: There were not enough members present to hold a quorum. There was a discussion regarding new membership. Members were to be contacted on Attachment E regarding the draft of PHA Plans. The timetable was reviewed for receiving the PHA Plans. The next meeting was scheduled for August 26, 2004 at 5:30 p.m.

The meeting was closed at 7:00 p.m.

Resident Advisory Board Meeting Minutes

August 26, 2004

Jim Polk, Facilitator

Attendance: Gloria Nottingham, Linda Graves, Evelyn Newsome, Rhonda Mills

Informal Meeting: A quorum was not present. Informal review was held. Explored coverage with others.

Component 1. Housing Needs - No changes from the RAB.

Component 2. Financial Resources - No changes from the RAB.

Component 3. Policies on Eligibility, Selection and Admissions - No changes from the RAB.

Component 4. Rent Determination Policies - No changes from the RAB.

Component 5. Operations and Management - No changes from the RAB.

Component 6. PHA Grievance Procedures - No changes from the RAB.

Component 7. Capital Improvement Needs - No changes from the RAB.

Component 8. Demolition and Disposition - No changes from the RAB.

Component 9. Designation of Housing - No changes from the RAB.

Component 10. Conversion of Public Housing - No changes from the RAB.

Component 11. Homeownership - No changes from the RAB.

Component 12. Community Service Programs - No changes from the RAB.

Component 13. Crime and Safety - No changes from the RAB.

Will talk to Ms. Simpson regarding excused members and how the quorum vote.

New member: Ms. Evelyn Newsome
4001 Meriwether Drive P18
Durham, NC 27704
(919) 220-2985

The next meeting will be held September 9, 2004, 5:30 p.m. The meeting was adjourned at 7:10 p.m.

Resident Advisory Board Meeting Minutes

September 9, 2004

Jim Polk, Facilitator

Attendance: Emma Manuel, Helen Walker

Informal Meeting: A quorum was not present. Discussion ensued.

Reviewed current membership list and divided up the list to call members to encourage attendance.

Ms. Simpson to call Housing Managers in the following communities to get new members: Cornwallis Road, Hoover Road, J. J. Henderson Housing Center, Oldham Towers, Liberty Street, Club Boulevard, Oxford Manor, McDougald Terrace, and Fayette Place.

The next meeting will be held September 16, 2004, 5:30 p.m. The meeting was adjourned at 7:00 p.m.

Resident Advisory Board Meeting Minutes

September 16, 2004

Jim Polk, Facilitator

Attendance: Gloria Nottingham, Rosie Stanley, Edith Bumpass, Emma Manuel, Odessa Satterfield, Eva Mayo, Emma Hunter, Helen Walker

Meeting called to order by Chairperson Nottingham at 4:30 p.m. Continued review of the PHA Plan components:

Component 14. Pets - Reviewed a resident' comment requesting a change in the pet policy to lower the pet registration fee. Members voted unanimously to deny the change.

Component 15 Civil Rights Certifications ... - No changes from the RAB.

Component 16. Audit - No changes from the RAB.

Component 17. Asset Management - No changes from the RAB.

Component 18. Other Information - No changes from the RAB.

Resident Advisory Board suggested that refreshments be supplied for Resident Advisory Board meetings. Discussion occurred. Housing funds are frozen. Resident Council Presidents suggested that monies from each Resident Council be contributed as appreciation for Resident Advisory Board members attending the meetings.

Resident Advisory Board members were asked to come and show support at the Board of Commissioners' Public Hearing on 9/23/04, 6:00 p.m.

The next meeting will be held October 12, 2004, 5:30 p.m. The meeting was closed by members at 6:00 p.m.

**ANALYSIS OF RESIDENT ADVISORY BOARD (RAB) COMMENTS AND DECISION
MADE ON RESIDENT ADVISORY BOARD COMMENTS**

September 16, 2004

RAB Comment- As the result of one resident's appeal to have the pet policy changed to lower the pet registration fee, the RAB voted unanimously to keep the same pet registration fee as currently stated in the Pet Policy, as its intent remains the same. There were no comments and no recommendations for changes to the PHA Plans.

Durham Housing Authority (DHA) Response: No reply needed..

Decision: DHA has decided to make no changes to the Plans regarding this comment.

**FIVE YEAR (2005 - 2009) AND 2005 ANNUAL PLANS
PUBLIC HEARING MINUTES
SEPTEMBER 23, 2004
6:00 pm**

The Chairperson of the Board of Commissioners, Deloris Rogers, called the public hearing to order.

Vickie Ellis, Modernization/Compliance Coordinator, explained that the PHA Plans had been available to review over the last 45 days, since 7/22/03, as required by HUD regulations.

Ms. Rogers, Chairperson, then opened the public hearing for comments from all persons attending:

Vickie Ellis, on behalf of Jacklin Kennedy, 308 Gary Street - Ms. Kennedy cannot attend the public hearing but would like this comment to be made: "Reduce pet fees; the \$300.00 deposit is too much". This comment was provided to the Resident Advisory Board for review/discussion.

Gloria Nottingham, Resident Advisory Board Chairperson - Presented and read "For The Record" statement from the Resident Advisory Board.

Jim Polk, Resident Advisory Board Facilitator - Stated that the process developed and utilized for resident participation is highly effective. The process ensures that the voices of our residents are heard. This speaks volumes as to how staff and administration work toward this goal. Please continue this process.

There were no additional comments and the public hearing was closed.

Resident Advisory Board Meeting Minutes

January 11, 2005

Jim Polk, Facilitator

Attendance: Gloria Nottingham, Emma Manuel, Helen Walker

Meeting called to order by Chairperson Nottingham at 5:30 p.m. Purpose of the meeting was discussed. Stated there is a deadline for resubmission of the 2005 PHA Plans by 1/15/05. RAB needs to review and comment on the plan corrections for resubmission.

Resident Advisory Board Members agreed to suspend the by-laws and proceed to review the technical review comments received from HUD.

Resident Advisory Board acknowledged that Ms. Nottingham came prepared with her original 2005 PHA plan and notebook.

Resident Advisory Board reviewed all of the Deficiencies #1 - 16 detailed in the HUD letter dated 12/20/04 and DHA's response to each deficiency. The Resident Advisory Board had no questions or comments.

The Chairperson asked if HOPE VI will be part of the Resident Advisory Board. (NOTE: Ms. Helen Walker is a HOPE VI resident). Ms. Simpson said yes. Ms. Simpson said she would send a copy of the HOPE VI policies to the Chairperson.

Meeting was adjourned at 6:14 p.m.

ATTACHMENT D

Resident Member on the PHA Governing Board

Name: Paige Farrington

Address: 915 Chalice Street
Durham, NC 27705

Method of Selection: Appointed by City Council, City of Durham, Durham, NC

Term of Appointment: Three-year term (6/17/2002 to 9/28/2005)
Filling unexpired term of Ms. Alice Anderson (deceased)

ATTACHMENT E

Membership of the Resident Advisory Board

Ms. Helen Walker
310 Gary Street
Durham, NC 27703

Ms. Rhonda Mills
912 Chester Street
Durham, NC 27703

Ms. Eva Mayo
519 E. Main Street #509
Durham, NC 27701

Ms. Odessa Satterfield
519 E. Main Street #706
Durham, NC 27701

Ms. Rosa Stanley
530 #P Liberty Street
Durham, NC 27701

Mr. Howard Boone
1126-36 Hoover Road
Durham, NC 27703

Ms. Anne Gunsalus
807 S. Duke Street #326
Durham, NC 27701

Mr. Alphonso Nichols
3418-H Mordecai Street
Durham, NC 27705

Ms. Betty J. Campbell
1011-F Sherwood Drive
Durham, NC 27705

Ms. Camillia J. Bagley
3709-1 Wiggins Street
Durham, NC 27704

Ms. Paige Farrington
915 Chalice Street
Durham, NC 27705

Ms. Linda Gavin
3 Dubonnet Place
Durham, NC 27704

Ms. Alice Hayswood
700 S. Mangum Street #3A
Durham, NC 27701

Ms. Phyllis Moore
700 S. Mangum Street #4F
Durham, NC 27701

Ms. Gaynell Cook
301 South Elm Street #5A
Durham, NC 27701

Ms. Sharon Wilson
1471-A2 New Castle Road
Durham, NC 27704

Ms. Gloria Nottingham
19-B Beamon Street
Durham, NC 27707

Ms. Emma Manuel
500 Pickwick Trail #347
Durham, NC 27704

Ms. Emma Hunter
500 Pickwick Trail #210
Durham, NC 27704

Ms. Evelyn Newsome
4001 Meriwether Drive
Apt P18
Durham, NC 27704

Mr. Jim Polk
Polk's Consulting Services
512 Latta Road
Durham, NC 27712-2732

ATTACHMENT F

Statement of Progress

In striving to reach our mission “To provide quality affordable housing and economic opportunity in a supportive living environment without discrimination”.

DHA has moved towards achieving many of our goals:

- In expanding the supply of assisted housing, additional vouchers have been applied for and received;
- The quality of our assisted housing has been improved through continued renovation and modernization of our public housing units;
- We have continued additional outreach efforts to assist in increasing housing choices and ensure equal opportunity for all Americans;
- Our agency remains allowed to have increased rents, for the Section 8 program, in an area of town that has a higher cost of living;
- Supportive services for program participants continue through the Family Self-Sufficiency, Ruffin/Edwards Academic Development Scholarship Program, the Oxford Manor Achievement School Program, etc.;
- Through our partnership with the police department, DHA continues to work toward providing safe environments for all program communities.

ATTACHMENT G
2005 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0			
2	1406 Operations	\$0			
3	1408 Management Improvements	\$44,000			
4	1410 Administration	\$198,443			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$263,995			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$325,000			
10	1460 Dwelling Structures	\$2,316,320			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$150,000			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			

		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs	\$0			
18	1499 Development Activities	\$0			
19	1501 Collateralization or Debt Service	\$0			
20	1502 Contingency	\$0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,297,758			
22	Amount of line 21 Related to LBP Activities	\$0			
23	Amount of line 21 Related to Section 504 compliance	\$0			
24	Amount of line 21 Related to Security – Soft Costs	\$0			
25	Amount of Line 21 Related to Security – Hard Costs	\$0			
26	Amount of line 21 Related to Energy Conservation Measures	\$1,063,320			

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 DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC13-2&3 McDougald Terrace	Repair/repave parking areas/streets Water heaters replacement Wall kitchen cabinets replacement Range hoods	1450 1460 1460 1460	100% 360 units 360 units 360 units	\$325,000 \$245,520 \$358,000 \$108,000				
NC13-4 Scattered Sites	Exterior entry doors/peepholes Water heaters replacement	1460 1460	50 units 50 units	\$50,000 \$34,100				
NC13-6 Oldham Towers	Fire alarm/intercom system Chillers (Main Bldg./Annex Bldg.)	1460 1460	100% 100%	\$325,000 \$200,000				
NC13-7 Cornwallis Road				\$0				
NC13-8 Liberty Street	Exterior entry doors/peepholes	1460	108 units	\$108,000				
NC13-9 Club Boulevard	Ceiling light fixtures (LR)	1460	77 units	\$7,700				
NC13-10 Hoover Road				\$0				

NC13-11 J. J. Henderson	Trash compactor system w/handicap chute doors	1460	100%	\$175,000				
NC13-12 Morreene Road	2nd Floor support/stair repairs/breezeway drainage repairs	1460	100%	\$340,000				
NC13-13 Damar Court	Washer hookup boxes	1460	77 units	\$250,000				
	Water heaters replacement	1460	77 units	\$60,000				
NC13-15 Oxford Manor				\$0				
NC13-16 Kerrwood Estates				\$0				
NC13-18 Birchwood Heights				\$0				
NC13-20 Forest Hill Heights	Exterior entry doors/peepholes/doorbells	1460	55 units	\$55,000				
	Comm. Ctr. HVAC replacement	1475	100%	\$5,000				
PHA-wide	Administrative Services Training	1408		\$5,000				
	Maintenance Training	1408		\$10,000				
	Planning & Development Training	1408		\$5,000				
	Housing Managers Training	1408		\$10,000				
	Youth Leadership Training (NC13-10, 12, 15)	1408		\$10,000				
	Occupancy Training	1408		\$4,000				
	Administration	1410		\$198,443				
	Fees and Costs	1430		\$263,995				
	Vans - 4 and 1 tandem dump truck (vacant unit renovation crews)	1475		\$145,000				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program No: NC19P01305105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC13-2&3 McDougald Terrace	5/30/2007			5/30/2009			
NC13-4 Scattered Sites	5/30/2007			5/30/2009			
NC13-6 Oldham Towers	5/30/2007			5/30/2009			
NC13-7 Cornwallis Road	N/A			N/A			
NC13-8 Liberty Street	5/30/2007			5/30/2009			
NC13-9 Club Boulevard	5/30/2007			5/30/2009			
NC13-10 Hoover Road	N/A			N/A			
NC13-11 J. J. Henderson	5/30/2007			5/30/2009			
NC13-12 Morreene Road	5/30/2007			5/30/2009			
NC13-13 Damar Court	5/30/2007			5/30/2009			
NC13-15 Oxford Manor	N/A			N/A			
NC13-16 Kerrwood Estates	N/A			N/A			
NC13-18 Birchwood Heights	N/A			N/A			
NC13-20 Forest Hill Heights	5/30/2007			5/30/2009			

	Original	Revised	Actual	Original	Revised	Actual	
PHA - wide							
Admin. Services Training	5/30/2007			5/30/2009			
Maintenance Training	5/30/2007			5/30/2009			
P & D Training	5/30/2007			5/30/2009			
Hsg. Mgr. Training	5/30/2007			5/30/2009			
Youth Ldrshp. Training	5/30/2007			5/30/2009			
Occupancy Training	5/30/2007			5/30/2009			
Administration	5/30/2007			5/30/2009			
Fees and Costs	5/30/2007			5/30/2009			
Vans - 4 and 1 tandem dump truck (vacant unit renovation crews)	5/30/2007			5/30/2009			

Attachment A: Deconcentration

10.4 DECONCENTRATION POLICY

It is the akelandousing Authority's policy to provide or deconcentration o poverty and encourage income mixing by bringing iger income amilies into loer income developments and loer income amilies into iger income developments Toard tis end e ill skip amilies on te aiting list to reac oter amilies it a loer or iger income We ill accomplish tis in a unioorm and non -discriminating manner

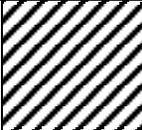
Te akelandousing Authority ill affirmatively market our ousing to all eligible income groups oer income residents ill not be steered toard loer income developments and iger income people ill not be steered toard iger income developments

Prior to te beginning o eac iscal year e ill analyse te income levels o amilies residing in eac o our developments and te income levels o te amilies on te aiting list ased on tis analysis e ill determine te level o marketing strategies and deconcentrationincentives to implement

10.5 DECONCENTRATION INCENTIVES

Te akelandousing Authority may oer one or more incentives to encourage applicant amilies ose income classification ould elp to meet te deconcentration

NC13-7 Cornwallis Road		\$0	\$10,000	\$140,600	\$52,492
NC13-8 Liberty Street		\$500,000	\$357,363	\$550,000	\$176,460
NC13-9 Club Boulevard		\$150,000	\$0	\$25,000	\$18,480
NC13-10 Hoover Road		\$0	\$37,962	\$0	\$14,094
NC13-11 J. J. Henderson		\$300,237	\$181,360	\$0	\$72,472
NC13-12 Morreene Road		\$10,000	\$130,592	\$1,142,158	\$61,804
NC13-13 Damar Court		\$60,000	\$153,000	\$41,106	\$29,382
NC13-15 Oxford Manor		\$20,000	\$0	\$0	\$59,184
NC13-16 Kerrwood Estates		\$0	\$0	\$0	\$0
NC13-18 Birchwood Heights		\$0	\$0	\$0	\$0

NC13-20 Forest Hill Heights		\$175,000	\$13,560	\$280,444	\$17,888
PHA-wide		\$450,920	\$551,791	\$589,522	\$492,418
					
CFP Funds Listed for 5- year planning		\$2,476,157	\$3,524,425	\$3,876,302	\$2,743,104
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

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

Activities for Year 1 2005	Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual	NC13-2 & 3 McDougald Terrace	Structural repairs Exterior entry doors/jambs/peepholes	\$100,000 \$360,000	NC13-2 & 3 McDougald Terrace	HVAC renovations	\$1,890,117
Statement	NC13-4 Scattered Sites	Floor tile replacement (kit./bath)	\$50,000	NC13-4 Scattered Sites	Roof replacement	\$150,000
	NC13-6 Oldham Towers	Roof replacement (Main Bldg./Annex Bldg.) Repair/repave parking lots	\$200,000 \$100,000	NC13-6 Oldham Towers	Furniture - lobby areas Washers coin (9) Dryers coin (9)	\$8,000 \$12,402 \$28,278
	NC13-7 Cornwallis Road		\$0	NC13-7 Cornwallis Road	CPTED improvements	\$10,000
	NC13-8 Liberty Street	CPTED improvements Erosion control/landscaping Repair/ repave parking areas Dumpsters/pads/fences	\$10,000 \$220,000 \$150,000 \$120,000	NC13-8 Liberty Street	Private outdoor space Playground equipment	\$317,363 \$40,000
	NC13-9 Club Boulevard	Community Ctr. renovations	\$150,000	NC13-9 Club Boulevard		\$0
	NC13-10 Hoover Road		\$0	NC13-10 Hoover Road	Ranges Refrigerators	\$16,200 \$21,762

	NC13-11 J. J. Henderson	Floor tile installation	\$300,237	NC13-11 J. J. Henderson	Asphalt repaving/concrete repairs Washers coin (18) Dryers coin (18)	\$100,000 \$24,804 \$56,556
	NC13-12 Morreene Road	Community entrance signs	\$10,000	NC13-12 Morreene Road	Water heaters replacement	\$130,592
	NC13-13 Damar Court	Playground equipment Playground fence	\$30,000 \$30,000	NC13-13 Damar Court	Interior painting	\$153,000
	NC13-15 Oxford Manor	CPTED improvements	\$20,000	NC13-15 Oxford Manor		\$0
	NC13-16 Kerrwood Estates		\$0	NC13-16 Kerrwood Estates		\$0
	NC13-18 Birchwood Heights		\$0	NC13-18 Birchwood Heights		\$0
	NC13-20 Forest Hill Heights	Comm. Ctr. interior painting Drapes/blinds - Comm. Ctr. Fire/Emergency Alarm System	\$5,000 \$5,000 \$165,000	NC13-20 Forest Hill Heights	Washers coin (3) Dryers coin (3)	\$4,134 \$9,426
	PHA-wide	Admin. Serv. Training Plan. & Dev. Training Maintenance Training Housing Mgrs. Training Occupancy Training Youth Ldr. Training (NC13-2, 3) Administration Fees and Costs	\$5,000 \$5,000 \$10,000 \$10,000 \$4,000 \$10,000 \$204,396 \$202,524	PHA-wide	Admin. Serv. Training Plan. & Dev. Training Maintenance Training Housing Mgrs. Training Occupancy Training Youth Ldr. Training (NC13-7, 8, 9, 13) Administration Fees and Costs	\$5,000 \$5,000 \$10,000 \$10,000 \$4,000 \$10,000 \$210,528 \$297,263
Total CFP Estimated Cost			\$2,476,157			\$3,524,425

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NC13-2 & 3 McDougald Terrace	Tot lots/playground equipment Picnic areas Sidewalks replacement Landscaping/erosion control CPTED improvements	\$35,000 \$15,000 \$203,846 \$280,000 \$200,000	NC13-2 & 3 McDougald Terrace	Flourescent lighting conversion Refrigerators Bathroom renovations Comm. Ctr. air handler	\$94,480 \$145,080 \$1,074,000 \$100,000
NC13-4 Scattered Sites	HVAC renovations Security fencing	\$254,949 \$20,000	NC13-4 Scattered Sites	Fluorescent lighting conversion Kitchen renovations Bathroom renovations	\$14,870 \$150,000 \$150,000
NC13-6 Oldham Towers	Fluorescent lighting conversion Front parking area awning	\$48,677 \$50,000	NC13-6 Oldham Towers	Upgrade entry access control system	\$20,000
NC13-7 Cornwallis Road	Ranges Refrigerators	\$60,000 \$80,600	NC13-7 Cornwallis Road	Fluorescent lighting conversion	\$52,492
NC13-8 Liberty Street	HVAC renovations	\$550,000	NC13-8 Liberty Street	Community Ctr. renovations Fluorescent lighting conversion	\$150,000 \$26,460
NC13-9 Club Boulevard	CPTED improvements	\$25,000	NC13-9 Club Boulevard	Fluorescent lighting conversion	\$18,480
NC13-10 Hoover Road		\$0	NC13-10 Hoover Road	Fluorescent lighting conversion	14,094

NC13-11 J. J. Henderson		\$0	NC13-11 J. J. Henderson	Flourescent lighting conversion Upgrade entry access control system	\$52,472 \$20,000
NC13-12 Morreene Road	HVAC renovations	\$1,142,158	NC13-12 Morreene Road	Flourescent lighting conversion CPTED improvements	\$41,804 \$20,000
NC13-13 Damar Court	Refrigerators	\$41,106	NC13-13 Damar Court	Flourescent lighting conversion CPTED improvements	\$14,382 \$15,000
NC13-15 Oxford Manor		\$0	NC13-15 Oxford Manor	Flourescent lighting conversion	\$59,184
NC13-16 Kerrwod Estates		\$0	NC13-16 Kerrwood Estates		\$0
NC13-18 Birchwood Heights		\$0	NC13-18 Birchwood Heights		\$0
NC13-20 Forest Hill Heights	HVAC renovations	\$280,444	NC13-20 Forest Hill Heights	Flourescent lighting conversion	\$17,888
PHA-wide	Admin. Serv. Training Plan. & Dev. Training Maintenance Training Housing Mgrs. Training Occupancy Training Youth Ldr. Training (NC13-10, 12, 15) Administration Fees and Costs	\$5,000 \$5,000 \$10,000 \$10,000 \$4,000 \$10,000 \$216,844 \$328,678	PHA-wide	Admin. Serv. Training Plan. & Dev. Training Maintenance Training Housing Mgrs. Training Occupancy Training Youth Ldr. Training (NC13-2, 3) Administration Fees and Costs	\$5,000 \$5,000 \$10,000 \$10,000 \$4,000 \$10,000 \$223,349 \$225,069
Total CFP Estimated Cost		\$3,876,302			\$2,743,104

ATTACHMENT I

2000 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$237,908	\$66,934	\$66,934	\$66,934
4	1410 Administration	\$95,187	\$95,187	\$95,187	\$95,187
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$152,481	\$203,188	\$203,188	\$203,188
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$818,929	\$732,130	\$732,130	\$528,833
10	1460 Dwelling Structures	\$1,621,457	\$2,213,384	\$2,213,384	\$1,723,773
11	1465.1 Dwelling Equipment—Nonexpendable	\$67,000	\$53,289	\$53,289	\$53,289
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$112,400	\$111,668	\$111,668	\$111,668
14	1485 Demolition	\$0	\$0	\$0	\$0

		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$205,000	\$5,122	\$5,122	\$5,122
18	1499 Development Activities	\$262,093	\$91,553	\$91,553	\$91,553
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,572,455	\$3,572,455	\$ 3,572,455	\$2,879,547
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security – Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$560,741	\$239,165	\$239,165	\$214,837

**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 DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC13-1 Few Gardens				\$0	\$0			
NC13-2&3 McDougald Terrace	Roof replacement	1460	100%	\$0	\$331,235	\$331,235	\$0	In progress
NC13-4 Scattered Sites				\$0	\$0			
NC13-5 Fayetteville Street				\$0	\$0			
NC13-6 Oldham Towers				\$0	\$0			
NC13-7 Cornwallis Road				\$0	\$0			
NC13-8 Liberty Street				\$0	\$0			

NC13-9 Club Boulevard	Bath renov./ceilings and walls repairs	1460	76 units	\$493,741	\$161,548	\$161,548	\$161,548	Complete 98, 99 CGP
	Ranges	1465	76 units	\$27,000	\$19,382	\$19,382	\$19,382	
	Refrigerators	1465	76 units	\$40,000	\$33,907	\$33,907	\$33,907	Complete
	Storm drainage	1450	100%	\$0	\$5,740	\$5,740	\$5,740	Complete
	Steps/walkway repairs	1450	100%	\$0	\$100,877	\$100,877	\$0	In progress In progress
NC13-10 Hoover Road	Roof replacement	1460	50%	\$235,400	\$0	\$0	\$0	Complete in 98 , 99 CGP
NC13-11 J. J. Henderson				\$0	\$0			
NC13-12 Morreene Road	Street paving/parking lot replacements to City standards	1450	100%	\$550,342	\$600	\$600	\$600	Complete 98 CGP
	Kitchen wall cabinets replacement	1460	216 units	\$0	\$134,048	\$134,048	\$0	
NC13-13 Damar Court	Erosion control/landscaping	1450	100%	\$230,650	\$484,556	\$484,556	\$484,556	In progress
	Storm covers	1450	100%	\$37,937	\$37,937	\$37,937	\$37,937	Complete
	HVAC system renovations	1460	102 units	\$0	\$24,328	\$24,328	\$0	In progress
NC13-15 Oxford Manor	Renovate interiors (½)	1460	50%	\$892,316	\$1,562,225	\$1,562,225	\$1,562,225	Complete
	Relocation	1495	50%	\$205,000	\$5,122	\$5,122	\$5,122	Complete
NC13-16 Kerrwood Estates				\$0	\$0			
NC13-18 Birchwood Heights				\$0	\$0			
NC13-20 Forest Hill Heights	Pavement repairs	1450	100%	\$0	\$102,420	\$102,420	\$0	In progress

PHA-wide	Administrative Services Training	1408		\$12,000	\$11,541	\$11,541	\$11,541	Complete
	Maintenance Training	1408		\$10,000	\$8,993	\$8,993	\$8,993	Complete
	Planning & Development Training	1408		\$5,000	\$5,022	\$5,022	\$5,022	Complete
	Housing Managers Training	1408		\$8,000	\$8,265	\$8,265	\$8,265	Complete
	Resident Education	1408		\$10,000	\$10,900	\$10,900	\$10,900	Complete
	Youth Leadership Training (NC13-1, 12, 13)	1408		\$10,000	\$10,000	\$10,000	\$10,000	Complete
	Occupancy Training	1408		\$2,000	\$2,865	\$2,865	\$2,865	Complete
	Computer LAN system software II	1408		\$180,908	\$9,348	\$9,348	\$9,348	Moved to 2001 CFP
	Administration	1410		\$95,187	\$95,187	\$95,187	\$95,187	Complete
	Fees and Costs	1430		\$152,481	\$203,188	\$203,188	\$203,188	Complete
	Computer LAN system hardware II	1475		\$112,400	\$111,668	\$111,668	\$111,668	Complete
	MOD used for Development - Laurel Oaks	1499		\$262,093	\$91,553	\$91,553	\$91,553	Complete Moved to 2001 CFP

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM			Grant Type and Number Capital Fund Program No: NC19P01350100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NC13-1 Few Gardens	N/A			N/A				
NC13-2&3 McDougald Terrace	N/A	9/30/2002	12/31/00	N/A	9/30/2004			
NC13-4 Scattered Sites	N/A			N/A				
NC13-5 Fayetteville Street	N/A			N/A				
NC13-6 Oldham Towers	N/A			N/A				
NC13-7 Cornwallis Road	N/A			N/A				
NC13-8 Liberty Street	N/A			N/A				
NC13-9 Club Boulevard	9/30/2002		12/31/01	9/30/2004				
NC13-10 Hoover Road	9/30/2002	N/A		9/30/2004	N/A			
NC13-11 J. J. Henderson	N/A			N/A				
NC13-12 Morreene Road	9/30/2002		12/31/00	9/30/2004				
NC13-13 Damar Court	9/30/2002		9/30/02	9/30/2004				
NC13-15 Oxford Manor	9/30/2002		9/30/02	9/30/2004		6/30/04		
NC13-16 Kerrwood Estates	N/A			N/A				
NC13-18 Birchwood Heights	N/A			N/A				
NC13-20 Forest Hill Heights	N/A	9/30/2002	9/30/2002	N/A	9/30/2004			
PHA-wide								

	Original	Revised	Actual	Original	Revised	Actual	
Admin. Services Training	9/30/2002		12/31/00	9/30/2004		12/31/03	
Maintenance Training	9/30/2002		12/31/00	9/30/2004		12/31/03	
Planning/Dev. Training	9/30/2002		12/31/00	9/30/2004		12/31/04	
Hsg. Mgr. Training	9/30/2002		12/31/00	9/30/2004		12/31/04	
Resident Education	9/30/2002		12/31/00	9/30/2004		6/30/01	
Youth Ldrshp. Trng.	9/30/2002		6/30/01	9/30/2004		9/30/02	
Occupancy Training	9/30/2002		12/31/00	9/30/2004		12/31/01	
Administration	9/30/2002		12/31/00	9/30/2004		12/31/02	
Fees and Costs	9/30/2002		12/31/00	9/30/2004		3/31/04	
Computer LAN software	9/30/2002		6/30/01	9/30/2004			
Computer LAN hardware	9/30/2002		6/30/01	9/30/2004		12/30/01	
MOD Development	9/30/2002		12/31/00	9/30/2004			

2001 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$50,000	\$132,124	\$132,124	\$36,834
4	1410 Administration	\$110,020	\$110,020	\$110,020	\$108,874
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$128,308	\$128,308	\$128,308	\$62,791
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$244,858	\$244,858	\$244,858	\$21,177
10	1460 Dwelling Structures	\$1,783,817	\$1,183,817	\$1,183,817	\$215,688
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$1,123,378	\$1,041,254	\$1,041,254	\$1,041,254
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$205,000	\$205,000	\$205,000	\$293
18	1499 Development Activities	\$0	\$600,000	\$600,000	\$14,074

		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,645,381	\$3,645,381	\$3,645,381	\$1,500,985
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security – Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$117,895	\$277,895	\$277,895	\$0

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC13-1 Few Gardens	Demolition	1485	100%	\$1,123,378	\$1,041,254	\$1,041,254	\$1,041,254	Complete
NC13-2&3 McDougald Terrace	Dumpsters/Pads/Fences	1450	100%	\$244,858	\$244,858	\$244,858	\$21,177	Complete 99 CGP
NC13-5 Fayetteville Street	Interior Painting	1460	200 units	\$306,312	\$0	\$0	\$0	Reprogrammed
NC13-6 Oldham Towers				\$0	\$0			
NC13-7 Cornwallis Road				\$0	\$0			
NC13-8 Liberty Street				\$0	\$0			
NC13-9 Club Boulevard				\$0	\$0			
NC13-10 Hoover Road				\$0	\$0			
NC13-11 J. J. Henderson				\$0	\$0			

NC13-12 Morreene Road	Bathroom renovations Peepholes	1460 1460	224 units	\$117,895 \$7,500	\$117,895 \$7,500	\$117,895 \$7,500	\$117,895 \$6,240	Complete 99 CGP Complete
NC13-13 Damar Court	Foundation wall repairs Closet door repairs HVAC system repairs	1460 1460 1460	100% 102 units 102 units	\$324,627 \$0 \$0	\$164,627 \$0 \$160,000	\$164,627 \$0 \$160,000	\$0 \$0 \$72,402	In progress Complete 99 CGP In progress
NC13-15 Oxford Manor	Renovate interiors (1/2)/exterior door peepholes Relocation	1460 1495	50% 50%	\$1,333,795 \$205,000	\$714,644 \$205,000	\$714,644 \$205,000	\$0 \$293	Complete In progress
NC13-16 Kerrwood Estates				\$0	\$0			
NC13-18 Birchwood Heights				\$0	\$0			
NC13-20 Forest Hill Heights				\$0	\$0			
PHA-wide	Administrative Services Training	1408		\$5,000	\$5,000	\$5,000	\$948	In progress
	Maintenance Training	1408		\$10,000	\$10,000	\$10,000	\$,6855	In progress
	Planning & Development Training	1408		\$5,000	\$5,000	\$5,000	\$,1791	In progress
	Housing Managers Training	1408		\$8,000	\$8,000	\$8,000	\$5,161	In progress
	Resident Education	1408		\$10,000	\$10,000	\$10,000	\$10,083	Complete
	Youth Leadership Training (NC13-2, 3, 5)	1408		\$10,000	\$10,000	\$10,000	\$9,981	In progress
	Occupancy Training	1408		\$2,000	\$2,000	\$2,000	\$2,015	In progress
	Administration	1410		\$110,020	\$110,020	\$110,020	\$108,874	In progress
	Fees and Costs	1430		\$128,308	\$128,308	\$128,308	\$62,791	In progress
	Sec. 504 Accessibility Renovations	1460		\$0	\$19,151	\$19,151	\$19,151	Complete
	LAN system software II	1408		\$0	\$82,124	\$82,124	\$0	In progress
	13-22 MOD Development - Laurel Oaks	1499		\$0	\$600,000	\$600,000	\$14,074	In progress

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program No: NC19P01305101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC13-1 Few Gardens	6/30/2003		6/30/03	6/30/2005		3/31/04	
NC13-2&3 McDougald Terrace	6/30/2003		12/31/02	6/30/2005			
NC13-4 Scattered Sites	N/A			N/A			
NC13-5 Fayetteville Street	6/30/2003	N/A		6/30/2005	N/A		
NC13-6 Oldham Towers	N/A			N/A			
NC13-7 Cornwallis Road	N/A			N/A			
NC13-8 Liberty Street	N/A			N/A			
NC13-9 Club Boulevard	N/A			N/A			
NC13-10 Hoover Road	N/A			N/A			
NC13-11 J. J. Henderson	N/A			N/A			
NC13-12 Morreene Road	6/30/2003		12/31/02	6/30/2005			
NC13-13 Damar Court	6/30/2003		12/31/02	6/30/2005			
NC13-15 Oxford Manor	6/30/2003		9/30/02	6/30/2005			
NC13-16 Kerrwood Estates	N/A			N/A			
NC13-18 Birchwood Heights	N/A			N/A			
NC13-20 Forest Hill Heights	N/A			N/A			

	Original	Revised	Actual	Original	Revised	Actual	
PHA - wide							
Admin. Services Trning	6/30/2003		12/31/01	6/30/2005			
Maintenance Training	6/30/2003		12/31/01	6/30/2005			
P & D Training	6/30/2003		12/31/01	6/30/2005			
Hsg. Mgr. Training	6/30/2003		12/31/01	6/30/2005			
Resident Education	6/30/2003		12/31/01	6/30/2005		6/30/02	
Youth Ldrshp. Training	6/30/2003		12/31/01	6/30/2005			
Occupancy Training	6/30/2003		12/31/01	6/30/2005			
Administration	6/30/2003		12/31/01	6/30/2005			
Fees and Costs	6/30/2003		12/31/01	6/30/2005			
Sec. 504 Accessibility Renovations	6/30/2003		12/31/01	6/30/2005		6/30/04	
Lan system software II	N/A	6/30/2003	6/30/2003	N/A	6/30/2005		
13-22 MOD Development - Laurel Oaks	N/A	6/30/2003	9/30/2002	N/A	6/30/2005		

2002 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$50,000	\$50,000	\$50,000	\$23,918
4	1410 Administration	\$110,020	\$110,020	\$110,020	\$11,717
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$69,752	\$69,752	\$69,752	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$410,000	\$410,000	\$410,000	\$40,226
10	1460 Dwelling Structures	\$2,305,460	\$2,305,460	\$2,305,460	\$450,752
11	1465.1 Dwelling Equipment—Nonexpendable	\$271,700	\$271,700	\$271,700	\$196,676
12	1470 Nondwelling Structures	\$225,000	\$225,000	\$225,000	\$130,613
13	1475 Nondwelling Equipment	\$65,000	\$65,000	\$65,000	\$46,400
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0

		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,506,932	\$3,506,932	\$3,506,932	\$900,302
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security – Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$1,212,660	\$1,012,660	\$,1012,660	\$553,846

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 DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				\$0	\$0	\$0	\$0	
NC13-1 Few Gardens								
NC13-2&3 McDougald Terrace	Roof replacement Ranges	1460 1465	100% 360 ea.	\$585,000 \$150,000	\$585,000 \$150,000	\$585,000 \$150,000	\$45,090 \$89,070	In progress Complete
NC13-4 Scattered Sites	Exterior painting Ranges	1460 1465	100% 50 ea.	\$90,000 \$15,200	\$90,000 \$15,200	\$90,000 \$15,200	\$43,992 \$12,208	In progress Complete
NC13-5 Fayetteville Street	Exterior doors/peepholes/replace transom windows	1460	200 units	\$200,000	\$0	\$0	\$0	Reprogrammed
NC13-6 Oldham Towers	Upgrade elevator doors/controls Ranges	1460 1465	100% 106 ea.	\$200,000 \$42,000	\$200,000 \$42,000	\$200,000 \$42,000	\$0 \$28,995	Contracted Complete
NC13-7 Cornwallis Road				\$0		\$0	\$0	
NC13-8 Liberty Street	Windows/screens replacement	1460	108 units	\$343,699	\$343,699	\$343,699	\$0	Contracted
NC13-9 Club Boulevard	Steps/walkway repairs	1450	100%	\$250,000	\$250,000	\$250,000	\$40,226	In progress

NC13-10 Hoover Road				\$0				
NC13-11 J. J. Henderson	Upgrade elevator controls/doors	1460		\$285,000	\$485,000	\$485,000	\$0	Contracted
	Plumbing cutoff valves (kit./bath)	1460		\$40,091	\$40,091	\$40,091	\$0	Contracted
	Ranges	1465		\$49,000	\$49,000	\$49,000	\$51,283	Complete
NC13-12 Morreene Road	Kitchen wall cabinets	1460	224 units	\$200,000	\$200,000	\$200,000	\$0	In progress
NC13-13 Damar Court	Heating system repairs	1460	100%	\$357,170	\$357,170	\$357,170	\$357,170	In progress
	Exterior door peepholes	1460	102 units	\$4,500	\$4,500	\$4,500	\$4,500	In progress
NC13-15 Oxford Manor	Community center renovation	1470	100%	\$225,000	\$225,000	\$225,000	\$130,613	In progress
NC13-16 Kerrwood Estates				\$0		\$0	\$0	
NC13-18 Birchwood Heights				\$0		\$0	\$0	
NC13-20 Forest Hill Heights	Repair/pave parking lots streets	1450		\$160,000	\$160,000	\$160,000	\$0	Contracted
	Ranges	1465		\$15,500	\$15,500	\$15,500	\$15,120	Complete
PHA-wide	Administrative Services Training	1408		\$5,000	\$5,000	\$5,000	\$0	In progress
	Maintenance Training	1408		\$10,000	\$10,000	\$10,000	\$4,586	In progress
	Planning & Development Training	1408		\$5,000	\$5,000	\$5,000	\$0	In progress
	Housing Managers Training	1408		\$8,000	\$8,000	\$8,000	\$3,983	In progress
	Resident Education	1408		\$10,000	\$10,000	\$10,000	\$9,625	In progress
	Youth Leadership Training (NC13-10, 12, 15)	1408		\$10,000	\$10,000	\$10,000	\$4,500	In progress
	Occupancy Training	1408		\$2,000	\$2,000	\$2,000	\$1,224	In progress
	Administration	1410		\$110,020	\$110,020	\$110,020	\$11,717	In progress
	Fees and Costs	1430		\$69,752	\$69,752	\$69,752	\$0	In progress
	Vans - Renovation crews	1475		\$65,000	\$65,000	\$65,000	\$46,400	In progress

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program No: NC19P01305102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC13-1 Few Gardens	N/A			N/A			
NC13-2&3 McDougald Terrace	5/30/2004		3/31/04	5/30/2006			
NC13-4 Scattered Sites	5/30/2004		3/31/04	5/30/2006			
NC13-5 Fayetteville Street	5/30/2004						
NC13-6 Oldham Towers	5/30/2004		3/31/04				
NC13-7 Cornwallis Road	N/A			N/A			
NC13-8 Liberty Street	5/30/2004		3/31/04	5/30/2006			
NC13-9 Club Boulevard	5/30/2004		3/31/04	5/30/2006			
NC13-10 Hoover Road	N/A			N/A			
NC13-11 J. J. Henderson	5/30/2004		3/31/04	5/30/2006			
NC13-12 Morreene Road	5/30/2004		3/31/04	5/30/2006			
NC13-13 Damar Court	5/30/2004		12/31/03	5/30/2006		6/30/04	
NC13-15 Oxford Manor	5/30/2004		12/31/03	5/30/2006			
NC13-16 Kerrwood Estates	N/A			N/A			
NC13-18 Birchwood Heights	N/A			N/A			

	Original	Revised	Actual	Original	Revised	Actual	
NC13-20 Forest Hill Heights	5/30/2004		5/30/04	5/30/2006			
PHA - wide							
Admin. Services Training	5/30/2004		12/31/02	5/30/2006			
Maintenance Training	5/30/2004		12/31/02	5/30/2006			
P & D Training	5/30/2004		12/31/02	5/30/2006			
Hsg. Mgr. Training	5/30/2004		12/31/02	5/30/2006			
Resident Education	5/30/2004		12/31/02	5/30/2006			
Youth Ldrshp. Training	5/30/2004		5/30/04	5/30/2006			
Occupancy Training	5/30/2004		12/31/02	5/30/2006			
Administration	5/30/2004		12/31/02	5/30/2006			
Fees and Costs	5/30/2004		12/31/02	5/30/2006			
Vans - Renovation Crews	5/30/2004		3/31/04	5/30/2006			

2003 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0		\$0	\$0
2	1406 Operations	\$0		\$0	\$0
3	1408 Management Improvements	\$40,000		\$40,000	\$5,303
4	1410 Administration	\$408,253		\$408,253	\$24,090
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$143,468		\$143,468	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$99,780		\$5,000	\$7,343
10	1460 Dwelling Structures	\$848,903		\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$687,296		\$332,629	\$265,412
12	1470 Nondwelling Structures	\$495,000		\$81,266	\$81,266
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0

		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collateralization or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,722,700		\$1,000,616	\$383,414
22	Amount of line 21 Related to LBP Activities	\$0		\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0		\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$0		\$0	\$0
25	Amount of Line 21 Related to Security – Hard Costs	\$0		\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$997,896		\$332,629	\$265,412

**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 DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				\$0		\$0	\$0	
NC13-1 Few Gardens				\$0		\$0	\$0	
NC13-2&3 McDougald Terrace	Kitchen base cabinets/countertops	1460	358 units	\$351,140		\$0	\$0	A/E hired
NC13-4 Scattered Sites	Closet doors	1460	100%	\$26,178		\$0	\$0	A/E specs.
	Range hoods	1460	50 ea.	\$9,500		\$0	\$0	A/E specs.
NC13-5 Fayetteville Street				\$0				
NC13-6 Oldham Towers	Kitchen base cabinets/countertops/sinks	1460	106 units	\$151,485		\$0	\$0	A/E hired
	Lavatory faucets	1460	106 units	\$10,600		\$0	\$0	A/E hired
NC13-7 Cornwallis Road	Air conditioners	1465	200 units	\$163,333		\$0	\$0	A/E specs.
NC13-8 Liberty Street	Bathroom renovations	1460	108 units	\$300,000		\$0	\$0	A/E hired
	Ranges	1465	108 ea.	\$29,337		\$29,337	\$28,819	Complete
	Refrigerators	1465	108 ea.	\$49,585		\$49,585	\$43,613	Complete
NC13-9 Club Boulevard	Air conditioning condensers	1465	77 ea.	\$60,000		\$0	\$0	A/E specs.
	Tot lot/playground equipment	1450	100%	\$19,780		\$0	\$0	A/E specs.

NC13-10 Hoover Road				\$0		\$0	\$0	
NC13-11 J. J. Henderson	Refrigerators	1465	178 ea.	\$90,000		\$90,000	\$60,803	Complete
NC13-12 Morreene Road	Ranges	1465	216 ea.	\$64,538		\$64,538	\$51,188	Complete
	Refrigerators	1465	216 ea.	\$99,169		\$99,169	\$80,989	Complete
NC13-13 Damar Court	Dumpsters	1450	8 ea.	\$5,000		\$5,000	\$7,343	Complete
NC13-15 Oxford Manor	Air conditioners	1465	172	\$131,334		\$0	\$0	A/E specs.
NC13-16 Kerrwood Estates				\$0				
NC13-18 Birchwood Heights				\$0				
NC13-20 Forest Hill Heights	Sidewalks installation	1450	50%	\$75,000		\$0	\$0	A/E specs
	Roof replacement Community Center	1470	100%	\$70,000		\$0	\$0	A/E hired.
PHA-wide	Administrative Services Training	1408		\$5,000		\$5,000	\$0	In progress
	Maintenance Training	1408		\$10,000		\$10,000	\$0	In progress
	Planning & Development Training	1408		\$5,000		\$5,000	\$0	In progress
	Housing Managers Training	1408		\$8,000		\$8,000	\$5,303	In progress
	Youth Leadership Training (NC13-2, 3, 5)	1408		\$10,000		\$10,000	\$0	Contracted
	Occupancy Training	1408		\$2,000		\$2,000	\$0	In progress
	Administration	1410		\$408,253		\$408,253	\$24,090	In progress
	Fees and Costs	1430		\$143,468		\$143,468	\$0	In progress
Central Office renovations	1470		\$425,000		\$81,266	\$81,266	A/E hired	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM	Grant Type and Number Capital Fund Program No: NC19P01305103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC13-1 Few Gardens	N/A			N/A			
NC13-2&3 McDougald Terrace	9/16/2005			9/16/2007			
NC13-4 Scattered Sites	9/16/2005			9/16/2007			
NC13-5 Fayetteville Street	N/A			N/A			
NC13-6 Oldham Towers	9/16/2005			9/16/2007			
NC13-7 Cornwallis Road	9/16/2005			9/16/2007			
NC13-8 Liberty Street	9/16/2005			9/16/2007			
NC13-9 Club Boulevard	9/16/2005			9/16/2007			
NC13-10 Hoover Road	N/A			N/A			
NC13-11 J. J. Henderson	9/16/2005		3/31/04	9/16/2007			
NC13-12 Morreene Road	9/16/2005		3/31/04	9/16/2007			
NC13-13 Damar Court	9/16/2005		3/31/04	9/16/2007			
NC13-15 Oxford Manor	9/16/2005			9/16/2007			
NC13-16 Kerrwood Estates	N/A			N/A			
NC13-18 Birchwood Heights	N/A			N/A			
NC13-20 Forest Hill Heights	9/16/2005			9/16/2007			

	Original	Revised	Actual	Original	Revised	Actual	
PHA - wide							
Admin. Services Training	9/16/2005		12/31/03	9/16/2007			
Maintenance Training	9/16/2005		12/31/03	9/16/2007			
P & D Training	9/16/2005		12/31/03	9/16/2007			
Hsg. Mgr. Training	9/16/2005		12/31/03	9/16/2007			
Youth Ldrshp. Training	9/16/2005		6/30/04	9/16/2007			
Occupancy Training	9/16/2005		12/31/03	9/16/2007			
Administration	9/16/2005		12/31/03	9/16/2007			
Fees and Costs	9/16/2005		6/30/04	9/16/2007			
Central Office renovations	9/16/2005			9/16/2007			

2003 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0		\$0	\$0
2	1406 Operations	\$0		\$0	\$0
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$50,058		\$50,058	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$25,000		\$0	\$0
10	1460 Dwelling Structures	\$210,000		\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$105,000		\$0	\$0
12	1470 Nondwelling Structures	\$185,000		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0

		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collateralization or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$575,058		\$50,058	\$0
22	Amount of line 21 Related to LBP Activities	\$0		\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0		\$0	\$0
24	Amount of line 21 Related to Security – Soft Costs	\$0		\$0	\$0
25	Amount of Line 21 Related to Security – Hard Costs	\$0		\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$180,000		\$0	\$0

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC13-1 Few Gardens				\$0		\$0	\$0	
NC13-2&3 McDougald Terrace	Kitchen base cabinets/countertops	1460	358 units	\$60,000		\$0	\$0	A/E hired
NC13-4 Scattered Sites	Closet doors	1460	100%	\$25,000		\$0	\$0	A/E specs.
NC13-5 Fayetteville Street				\$0		\$0	\$0	
NC13-6 Oldham Towers	Kitchen base cabinets/countertops/sinks	1460	106 units	\$50,000		\$0	\$0	A/E hired
NC13-7 Cornwallis Road	Air conditioners	1465	200 units	\$50,000		\$0	\$0	A/E specs.
NC13-8 Liberty Street	Bathroom renovations	1460	108 units	\$75,000		\$0	\$0	A/E hired
NC13-9 Club Boulevard	Tot lot/playground equipment	1450	100%	\$10,000		\$0	\$0	A/E specs.

NC13-10 Hoover Road				\$0		\$0	\$0	
NC13-11 J. J. Henderson				\$0		\$0	\$0	
NC13-12 Morreene Road				\$0 \$0		\$0	\$0	
NC13-13 Damar Court				\$0		\$0	\$0	
NC13-15 Oxford Manor	Air conditioners	1465	172	\$55,000		\$0	\$0	A/E specs.
NC13-16 Kerrwood Estates				\$0		\$0	\$0	
NC13-18 Birchwood Heights				\$0		\$0	\$0	
NC13-20 Forest Hill Heights	Sidewalks installation	1450	50%	\$15,000		\$0	\$0	A/E specs.
	Roof replacement Community Center	1470	100%	\$10,000		\$0	\$0	A/E hired
PHA-wide	Administrative Services Training	1408		\$0		\$0	\$0	In progress A/E hired
	Maintenance Training	1408		\$0		\$0	\$0	
	Planning & Development Training	1408		\$0		\$0	\$0	
	Housing Managers Training	1408		\$0		\$0	\$0	
	Youth Leadership Training (NC13-2, 3, 5)	1408		\$0		\$0	\$0	
	Occupancy Training	1408		\$0		\$0	\$0	
	Administration	1410		\$0		\$0	\$0	
	Fees and Costs	1430		\$50,058		\$50,058	\$0	
Central Office renovations	1470		\$175,000		\$0	\$0		

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM	Grant Type and Number Capital Fund Program No: NC19P01350203 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC13-1 Few Gardens	N/A			N/A			
NC13-2&3 McDougald Terrace	2/12/06			2/12/08			
NC13-4 Scattered Sites	2/12/06			2/12/08			
NC13-5 Fayetteville Street	N/A			N/A			
NC13-6 Oldham Towers	2/12/06			2/12/08			
NC13-7 Cornwallis Road	2/12/06			2/12/08			
NC13-8 Liberty Street	2/12/06			2/12/08			
NC13-9 Club Boulevard	2/12/06			2/12/08			
NC13-10 Hoover Road	N/A			N/A			
NC13-11 J. J. Henderson	N/A			N/A			
NC13-12 Morreene Road	N/A			N/A			
NC13-13 Damar Court	N/A			N/A			
NC13-15 Oxford Manor	2/12/06			2/12/08			
NC13-16 Kerrwood Estates	N/A			N/A			
NC13-18 Birchwood Heights	N/A			N/A			
NC13-20 Forest Hill Heights	2/12/06			2/12/08			

	Original	Revised	Actual	Original	Revised	Actual	
PHA - wide							
Admin. Services Training	N/A			N/A			
Maintenance Training	N/A			N/A			
P & D Training	N/A			N/A			
Hsg. Mgr. Training	N/A			N/A			
Youth Ldrshp. Training	N/A			N/A			
Occupancy Training	N/A			N/A			
Administration	N/A			N/A			
Fees and Costs	2/12/06		6/30/04	2/12/08			
Central Office renovations	2/12/06			2/12/08			

ATTACHMENT J

DESIGNATION OF PUBLIC HOUSING FOR OCCUPANCY BY ELDERLY FAMILIES

The Durham Housing Authority submitted a plan to designate 389 units of public housing for elderly families, to the Special Applications Center (SAC) on May 8, 2001, only at the following developments:

Development Name	Development Number	0- BR	1- BR	2- BR	Total
Scattered Sites	NC19P013004	12	38		50
Oldham Towers	NC19P013006	50	53	3	106
J. J. Henderson	NC19P013011	141	37		178
Forest Hill Heights	NC19P013020	20	35		55
Total					389

The Plan was reviewed in accordance with the requirements of Section 10 of the Housing Opportunity Program Extension Act of 1996 (Extension Act). HUD also reviewed information provided by the North Carolina State Offices of Public Housing and Fair Housing and Equal Opportunity. Based on the information available, the Plan was approved as proposed.

The Plan provides that all residents who presently live in the designated buildings will not be asked to move. Current non-elderly/disabled residents may voluntarily move, but are not required to do so. The Housing Authority of the City of Durham will make available to non-designated families, units that are comparable to those being designated. Amenities and services provided to those who have need will be as closely matched as possible. The Housing Authority of the City of Durham must allow applicants to choose not to accept Section 8 assistance if they prefer public public housing and vice versa.

The Plan will be in effect for five years from July 10, 2001. Upon the expiration of the five-year period, the Housing Authority of the City of Durham may apply to extend the designation for additional two-year increments.

HOPE VI Senior Village

The Housing Authority of the City of Durham will submit a New Designation Plan Application for the HOPE VI Senior Village complex, 25 units, to be designated occupancy by only the elderly, by 12/31/04. The 25 units will be comprised of 21 one bedroom units and 4 two bedroom units.

ATTACHMENT K

SECTION 8 HOME OWNERSHIP PROGRAM

The Section 8 Home Ownership Program of the Durham Housing Authority (DHA) permits eligible participants and eligible applicants in the Section 8 Housing Choice Voucher Program, including participants with portable vouchers, the option of purchasing a home using Section 8 assistance.

The Durham Housing Authority operated a successful Turnkey III program, selling 344 of 350 homes. The non-profit of the Housing Authority is participating in a home ownership development of 13 of 13 homes for first-time home buyers. Training will be available for all Section 8 staff. Staff will be able to present the program to all participants. A committee of DHA staff and local lenders will review all sales documents prior to purchase by any Section 8 participants.

ATTACHMENT L

COMPONENT 10 (B) VOLUNTARY CONVERSION INITIAL ASSESSMENTS

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? **Nine**
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **Six** There are four designated elderly communities, one HOPE VI community that was demolished, and one new community, not yet occupied.
- c. How many Assessments were conducted for the PHA’s covered Developments? **Nine**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
McDougald Terrace	360
Fayetteville Street	200
Liberty Street	108
Damar Court	102
Oxford Manor	172

At this time, Voluntary Conversion is being considered for Fayetteville Street.

ATTACHMENT M

SECTION 8 PROJECT BASED RENTAL ASSISTANCE

The Housing Authority may seek approval to implement a Project Based Section 8 Voucher Assistance program.

No more than 20 percent of the baseline allocation will be committed for the project based voucher program. No project greater than 60 units will be considered.

No project that is located in a census tract with a poverty rate greater than twenty percent will be considered unless granted an exception by HUD.

The Housing Authority will have the discretion to set the contract term for each project, up to ten years.

Project based units are subject to the same inspection requirements as any other voucher units.

The Housing Authority may use a separate waiting list for project based voucher units.

Project based vouchers will be used primarily as a method for making projects for hard to house populations financially feasible. This is consistent with our objective of leveraging private and public funds to create additional housing opportunities.

ATTACHMENT N

Pet Rule

These rules are to be adopted in compliance with HUD, state, and local laws. Pets to be allowed are dogs, cats, birds, fish, and gerbils. There are to be no exceptions to the above list. Any of the above that would at any time be or become unpredictable or dangerous would be prohibited. Examples are as follows: snakes, lizards, pitbulls, dobermans pinchers, german shepherds, rotweillers, and etc.

1. Rules for Ownership
 - A. Resident will have to sign an agreement with the Durham Housing Authority to own a pet. This agreement will include all details of the pet policy and the resident agrees to abide by all rules.
 - B. Resident can have only one pet such as a dog or cat per household.
 - C. Dog or cat are not to weigh more than 15 lbs when grown and are never to be outside without a leash or without adult supervision. (In case of a handicap or disabled resident, they may have some responsible adult to exercise their pet, but the owner is responsible for the pet at all times).
 - D. All other pets must be caged at all times. Cages are to be kept clean and will be checked during housing evaluations. During extermination, it is the responsibility of the owner to remove the animal during the spraying or dusting of the unit.
 - E. Residents are required to abide by state and local laws governing ownership of pets.
 - F. No residents shall keep any pet that is not registered to them in their unit.

All pets are to be inoculated and licensed in accordance with state and local laws. Documentation of the above information is to be provided before signing the pet policy agreement. If the information is not available, the resident will not be given permission to own a pet. The resident is to provide an annual update on pet certification and inoculations as well as information on spaying or neutering which is also a requirement for dog and cat ownership.

2. Sanitation and Pet Care
 - A. Pet owners are required to remove immediately and properly dispose of all pet waste. Waste must be placed inside a plastic bag and placed inside of the dumpsters. Litter boxes should be changed no less than once a week.
 - B. A fee of \$10.00 will be charged each time the custodian has to clean up animal waste.
 - C. Animal must be kept clean.
 - D. No outside housing for any animal.

- E. Feeding of animals must be inside your unit.
- F. Pets are not to be left outside unattended.
- G. The owner of the pet will be liable for all damages (personal or property) caused by the pet.
- H. Under no circumstances will dog fighting as a sport or recreation be allowed.
- I. Extermination for fleas is owner's responsibility.
- J. The resident must always cage pet when scheduled maintenance, evaluations, or exterminations are to be performed.

3. Pet Deposit

- A. Durham Housing Authority requires a \$300.00 non-refundable pet deposit which must be paid with application.
- B. Durham Housing Authority has the right to ask the owner to remove the pet from the premises if anyone's safety is threatened or the pet becomes a nuisance.

ATTACHMENT O

FOLLOW-UP PLANS FOR RESIDENT ASSESSMENT SUBSYSTEM (RASS)

To increase resident satisfaction in the areas of **Safety, Communication, and Neighborhood Appearance**, the Durham Housing Authority recommends the following corrective action plan. Communities scoring less than 75 % on the RASS survey will receive priority attention, and communities receiving 75% or higher will be assessed to maintain scores.

I. Action To Be Taken In 2004

- Improve written communication to residents regarding maintenance and repair through new and improved door hangers; comply with lease requirement of paragraph 13 for two day notice before entry into a unit; improve communication through contact with resident groups and news letters; monitor interactions between staff and residents; require management staff to attend resident meetings and document all meetings with residents; and have staff support resident organizations.
- Canvass each community monthly to evaluate lighting needs; task staff to monitor and report poor lighting and lighting concerns; partner with police department to report broken or damaged light fixtures; coordinate repair within three working days of report. Encourage resident participation in resident organization whose goals include improving safety in the community.
- Work with management staff to monitor activities of custodial staff in each community; implement supervisor's community inspection to include a checklist of observations.

II. Date of Completion

- All systems are to be in place by August 31, 2004.

III. Funding Source

- PHA Operations Budget
- Capital Fund Program

ATTACHMENT P

Durham Housing Authority's Community Service Program

The Durham Housing Authority will assist residents of public housing to improve their own economic and social well-being and give them a greater stake in decision making in their communities. The program will allow residents to give something back to their communities and facilitate upward mobility.

In order for residents to be eligible for continued occupancy, each adult family member must either contribute eight hours of community service per month or participate in an economic self-sufficiency program unless they are exempt from this requirement. For family members that are not exempt from this requirement, an opportunity to claim an exempt status will be given. The Housing Authority will verify such claim.

Each community service participant will be issued a time sheet to properly record their volunteer service and also issued a list of opportunities in the local area. The eight hours of community service may be performed monthly at a time convenient to the participant.

The Housing Authority will notify any family found to be in noncompliance. Any participant found to be in noncompliance with this requirement is subject to non-renewal of their dwelling lease at the end of the twelve-month lease term. The grievance procedure applies to residents if they are found to be in non-compliance.