

# PHA Plans

## Streamlined 5-Year/Annual Version

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

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

---

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

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

---

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

## Streamlined Annual Plan for Fiscal Year 2005-2006

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



- PHA development management offices
- Other (list below)

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

#### **A. Mission**

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

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

The mission of the Chapel Hill Housing Department is to provide decent, safe, and affordable rental housing for low-income families and services to help public housing families improve basic life skills and achieve economic independence.

#### **B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) Achieve higher performance rating by 6/30/06
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:

- (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: Complete renovation work as described in the 2006 annual statement by June 30, 2006
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
- Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs: **Increase number of houses in the Transitional Housing Program**
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Implement measures as described in deconcentration plan.
  - 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: Maintain partnerships and relationships with network of human service and non-profit agencies and organizations

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

**Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable federal laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, disability, or national origin.**

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

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

## Streamlined Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

### Table of Contents

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

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Housing Need	7
<input checked="" type="checkbox"/>	2. Financial Resources	11
<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	11
<input checked="" type="checkbox"/>	4. Rent Determination Policies	17
<input checked="" type="checkbox"/>	5. Capital Improvements Needs	20
<input checked="" type="checkbox"/>	6. Demolition and Disposition	22
<input checked="" type="checkbox"/>	7. Homeownership	22
<input checked="" type="checkbox"/>	8. Civil Rights Certifications (included with PHA Certifications of Compliance)	23
<input checked="" type="checkbox"/>	9. Additional Information	23
	a. PHA Progress on Meeting 5-Year Mission and Goals	23
	b. Criteria for Substantial Deviations and Significant Amendments	24
	c. Other Information Requested by HUD	25
	i. Resident Advisory Board Membership and Consultation Process	
	ii. Resident Membership on the PHA Governing Board	
	iii. PHA Statement of Consistency with Consolidated Plan	
	iv. (Reserved)	
<input checked="" type="checkbox"/>	10. Project-Based Voucher Program	28
<input checked="" type="checkbox"/>	11. Supporting Documents Available for Review	29
<input checked="" type="checkbox"/>	12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (See Attachment)	
<input checked="" type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan (See Attachment)	
<input type="checkbox"/>	14. Other (List below, providing name for each item)	

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

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

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

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

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

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

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

**Executive Summary (optional)**

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

**The Town of Chapel Hill Department of Housing, in keeping with its mission and that of the U.S. Department of Housing and Urban Development, will provide safe, decent, and sanitary housing for citizens of Orange County.**

**The Department of Housing concentrates on three main areas to accomplish this goal by operating and offering the following: 1) Apartment Refurbishing program; 2) Preventive Maintenance and Safety program; and, 3) Self-sufficiency programs.**

**The goal of the refurbishing program is to refurbish all 336 public housing apartments over a five-year cycle. To this end, the Department of Housing has appropriated funds under the Community Block Grant program to pay for the refurbishing work. It is estimated that a minimum of 38 apartments will be refurbished during the upcoming year.**

**In keeping with the goal of preventive maintenance and safety, the Department of Housing continues to inspect all 336 apartments quarterly. In addition, to further provide for and ensure the well-being of residents, repairs needed to ensure the safety are made immediately, while non-emergency and non-safety preventive maintenance repairs are carried out on a regular work schedule.**

**The Department of Housing offers two voluntary self-sufficiency programs to support residents in their efforts toward greater economic independency and quality of life: 1) ACHIEVE! Family Self-sufficiency program provides a community support network by building interagency collaboration; and, 2) Transitional Housing program designed to prepare families for the move from public housing to private market housing.**

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

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
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	220		60
Extremely low income <=30% AMI	216	98	
Very low income (>30% but <=50% AMI)	3	1	
Low income (>50% but <80% AMI)	1	0	

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Families with children	170	77	
Elderly families	8	4	
Families with Disabilities	4	2	
Caucasian	26	12	
African-American	184	84	
Asian	2	1	
Other	8	4	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	61	28	
2 BR	89	40	
3 BR	61	28	
4 BR	8	4	
5 BR	1	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

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

In order to comply with the Deconcentration Plan related to poverty levels and income-mixing requirements of the Quality Housing and Work Responsibility Act of 1998, the Chapel Hill Housing Department intent is to maintain a tenant body in each neighborhood composed of families with a broad range of incomes and rent-paying ability. The Department developed and employed admissions preferences for working families. The Department will continue also to provide supportive services with focus on self-sufficiency for its residents through the ACHIEVE! program.

The Chapel Hill Department of Housing also will focus on the rehabilitation and modernization of its public housing units. By increasing the marketability of these units, we can lower the vacancy rate and help raise the Public Housing Assessment System (PHAS) score.

**(1) Strategies**

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

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

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 20__ grants)</b>		
a) Public Housing Operating Fund	1,075,014	
b) Public Housing Capital Fund	530,628	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	167,000	Public Housing Capital Improvements
h) HOME		
Other Federal Grants (list below)		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	396,734	Public Housing Operations
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	2,169,376	

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

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

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

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

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

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: **Initial screening at application; update screening within 10-15 days of apartment becoming available and unit being offered**

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

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

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

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

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

**(2)Waiting List Organization**

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

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

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

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

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

with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

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

- One  
 Two  
 Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: **The above apply when solvency permits**

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

**4** Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements: **98% of applicants on waiting list have incomes below 30% of median**

**(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: **New Tenant Orientation**

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

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

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

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

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

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

- b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

e. Ceiling rents

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

Yes for all developments  
 Yes but only for some developments  
 No

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

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

- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage:
  
- Other: **Any time a family experiences a permanent income decrease**

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

## **(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other:

**In accordance with the Quality Housing and Work Responsibility Act of the U.S. Department of Housing and Urban Development all public housing agencies are required to establish flat rents for their public housing units. Flat rents for public housing units are to be established based on fair**

**market rental values.**

**Residents may choose to pay rent based on the flat rent schedule or continue to pay based on 30 percent of the adjusted household income.**

**Residents who choose to pay the flat rent will have their incomes recertified every three years. The Quality Housing and Work Responsibility Act requires that the Housing Department switch a resident from a flat rent to an income-based rent if the resident can't pay the flat rent due to financial hardship under the following situations: 1) Income of the family has decreased because of changed circumstances, loss or reduction in employment, death in the family, and reduction in or loss of income other assistance and 2) An increase, because of changed circumstances, in the family's expenses for medical costs, child care, transportation, education, or similar items.**

**If a resident switches from flat rent to income-based rent, the resident must continue paying the income-based rent until the end of the annual recertification period.**

## **5. Capital Improvement Needs**

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

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

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

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

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

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

#### **(1) Hope VI Revitalization**

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

**6. Demolition and Disposition**

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

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

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

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

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

**(2) Program Description**

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? \_\_\_

b. PHA established eligibility criteria

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

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

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

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

a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

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

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

## **9. Additional Information**

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

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

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)*

#### **Statement of Progress in Meeting 5-Year Plan's Mission and Goals**

**The objective of the Refurbishing Program is to ensure that all public housing apartments have been refurbished within the past five years, measured at the end of each fiscal year. During the period of the previous 5-Year Plan (FY's 2000-2004), currently one hundred and sixty (160) apartments have been refurbished.**

**The goal of the Preventive Maintenance and Safety Program is to ensure that all apartments are inspected on a regular basis and that emergency or safety repairs are made immediately and that non-emergency/safety repairs be made on a timely basis. During the period of the previous 5-Year Plan a regular, quarterly inspection schedule was implemented and over 9,450 safety/preventive maintenance repairs have been completed.**

**The Family Self-Sufficiency Program (not a mandated program) supports participants in their efforts towards greater self-reliance and economic independence. During the period of the previous 5-Year Plan, the ACHIEVE Family Self Sufficiency Program has assisted over 50 residents and partnered with over 20 local agencies. Also, a Transitional Housing Program was established to prepare residents for the move from assisted housing to the private market: Two (2) families are enrolled in the Program.**

**During this period, the Deconcentration Plan was developed and implemented to maintain a tenant body in each neighborhood composed of families with a broad range of incomes and rent-paying ability. Also, admissions preferences for working families and site-based incentives to prospective tenants were established and implemented.**

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

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

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

A “substantial deviation” to the 5-Year Plan will be defined as one that changes the mission or goals and objectives of the Plan in regard to services provided to residents or any significant changes to the department’s financial situation. Any such changes will be documented in subsequent annual plans. An exception to this definition will be any change implemented to accommodate changes required by HUD (e.g. regulatory requirements); such changes will be considered HUD amendments.

In addition, “significant amendments or modifications” to the Annual Plan will include but not limited to: 1) Changes to rent or admissions policies or organization of waiting list; 2) Changes to the Capital Fund Annual Statement or in the allocation of capital funds; and, 3) Additions of new activities not included in the current DEP Plan.

Generally, “substantial deviation” and “significant amendments or modifications” to the 5-Year Plan are ones that are of the nature that require review, input, and approval by either residents and/or the Town Council before such changes are adopted.

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

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

All residents were notified about the formation of the Resident Advisory Board and announcements were made during various meetings with residents.

The following residents agreed to volunteer on the RAB:

Sarena Bethea	Pritchard Park Community
Sadie Chavis	Eastwood Community
Thelma Nagy	S. Roberson Community

Dorcas Saunders      Craig-Gomains Community  
Israel Saunders      Craig-Gomains Community

If yes, provide the comments below:

- In future years more time should be allotted for RAB review process (e.g. to understand HUD terminology, to go over budget allocations, etc.)
- Increase child safety measures in all communities (e.g. speed bumps, signs, lights, and COP officers)
- Increase policing efforts to counteract drug-related activities (e.g. school bus pick-up/drop-off times and summers when greater outdoor activity occurs)
- Reassess the Admissions Policy and it's assignment of priority preferences (e.g. preference going to out-of-county applicants over county residents and increase the priority of hardships as a preference criteria on waiting list)
- Review the practice of the Deconcentration Plan to ensure that is being implemented correctly (i.e. communities have a mixture of income levels)
- Increase resources, including fund allocation, that address issues of self-sufficiency and homeownership (e.g. trainings and efforts to enhance employment viability, self-esteem, and overall quality of life)
- Increase youth programming efforts that foster youth leadership, including youth participation on boards and other decision-making bodies
- Improve and foster better communications and information sharing with residents regarding department policies, procedures, and resources (e.g. assisting seniors understand changes that affect them, include resident participation in the development and implementation of department policies and procedures)
- Regularly meet with a Resident Advisory Board(s) or community residents to discuss effective strategies to address community concerns and issues (e.g. safety, resident conflicts, community improvement, etc.)

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

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

Although it was determined that no changes to the PHA Plan were necessary at this time, the comments and recommendations will be revisited.

The comment about building more time into the RAB review process in future years will be followed in subsequent years.

Also, PHA Plan's RAB will be invited to the Housing Advisory Board Meetings

to share and discuss issues and concerns. In addition, the RAB will be approached about the possibility of meeting regularly to serve in on going advisory role.

## (2) Resident Membership on PHA Governing Board

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

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year? *Note: PHA has Housing Advisory Board not governing board*

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Evangalee Shuler and Melody Peaks

Method of Selection:

Appointment **The term of appointment is (include the date term expires):  
Ms. Shuler: 11/03-6/06 and Ms. Peaks: 6/04-6/07**

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

### Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: **Candidates submit application to Mayor and Chapel Hill Town Council**

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

**Other: Mayor and Chapel Hill Town Council appoint members from the submitted applications**

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

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

Date of next term expiration of a governing board member:

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

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

[24 CFR Part 903.15]

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

#### **Consolidated Plan jurisdiction: Orange County, NC--Town of Chapel Hill**

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

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

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

The Consolidated Plan of the jurisdiction supports the PHA Plan by annually convening public hearings to hear citizen comments regarding housing and community development needs and proposed activities.

The most recent Annual Update identified eight housing priorities: 1) Rehabilitation assistance for very low and low-income homeowners and renters; 2) Reduce the number of housing units without indoor plumbing;

3) Assistance to households at less than 80% of median family income to connect with public water and sewer systems; 4) Facilitate the construction of new or substantially rehabilitated housing units that are affordable to families below 60% of the area median income; 5) Facilitate the construction of up to 50 new units of rental housing affordable to very low and low-income families; 6) Create transitional housing units for shelter residents who can live independently; 7) Assist local non-profit human service agencies to provide a continuum of housing options for special populations, including older adults, the disabled, the mentally ill, and persons with AIDS; and, 8) Facilitate the purchase of new and existing housing units by first-time homebuyers with incomes 80% and below of the area median income.

The Plan also identified the following non-housing Community Development priorities: 1) Provide economic development opportunities to low and moderate income citizens in Chapel Hill; 2) revitalize the business areas serving low-income neighborhoods of Chapel Hill; and 3) provide funds to activities that support other Community Development objectives and activities or serve public housing residents.

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	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.	
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance	Annual Plan: Capital

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	and Evaluation Report for any active grant year.	Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Deconcentration Analysis	PHA Plan: Other Info
X	Voluntary Conversion Documentation	PHA Plan: Other Info









**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no:4 )  
 Performance and Evaluation Report for Period Ending:12/31/2004     
 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	\$ 100,000	\$ 100,000	\$ 100,000	\$ 75,591
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	\$ 21,900	\$ 21,900	\$ 21,900	\$ 21,900
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$ 7,792	\$ 7,792	\$ 7,792
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 58,688	\$ 76,901	\$ 76,901	\$ 76,901
10	1460 Dwelling Structures	\$ 525,997	\$ 497,891	\$ 497,891	\$ 470,101
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 5,000	\$ 7,101	\$ 7,101	\$ 7,101
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: 4 )  
 Performance and Evaluation Report for Period Ending: 12/3120/04     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 611,585	\$ 611,585	\$ 611,585	\$ 583,795
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs	\$ 114,422	\$ 109,422	\$ 109,422	\$ 109,422
	Amount of line XX Related to Energy Conservation Measures	\$ 138,012	\$ 138,012	\$ 138,012	\$ 138,012
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650101 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	Obligated	Expended	
NC46-5/Pritchard Park	Replace gutters and downspout		1460	1200 sf	\$ 5,334	\$ 5,334	\$ 5,334	\$ 5,334	Completed
	Replace exterior doors, frames & hardware		1460	30 ea	\$ 22,555	\$ 22,555	\$ 22,555	\$ 22,555	Completed
	Replace & paint wood siding		1460	21000 sf	\$ 95,130	\$ 2,000	\$ 2,000	\$ 2,000	Completed
	Replace water heater & furnace		1460	15 ea	\$ 62,250	\$ 62,250	\$ 62,250	\$ 62,250	Completed
	Install washer and dryer connections		1460	15 ea	\$ 5,466	\$ 5,466	\$ 5,466	\$ 5,466	Completed
	Replace windows, sills & screens		1460	3438 sf	\$ 76,184	\$ 76,184	\$ 76,184	\$ 76,184	Completed
	Repoint masonry		1460	11 sf	\$ 383	\$ 383	\$ 383	\$ 383	Completed
	Replace VCT flooring		1460	12390 sf	\$ 49,684	\$ 2,882	\$ 2,882	\$ 2,882	Completed
	Replace interior doors, frames & hardware		1460	62 ea	\$ 29,550	\$ 29,550	\$ 29,550	\$ 29,550	Completed
	Modify kitchen		1460	15 ea	\$ 33,382	\$ 33,382	\$ 33,382	\$ 33,382	Completed
	Repair/replace drywall & paint interior		1460	15 ea	\$ 27,990	\$ 27,990	\$ 27,990	\$ 27,990	Completed
	Upgrade electrical		1460	15 ea	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500	Completed
	Add floor underlayment		1460	12390 sf	\$ 6,450	\$ 6,450	\$ 6,450	\$ 6,450	Completed
	Modify bathroom		1460	15 ea	\$ 63,300	\$ 68,300	\$ 68,300	\$ 68,300	Completed
	Install vinyl stair treads		1460	540 lf	\$ 2,755	\$ 2,755	\$ 2,755	\$ 2,755	Completed
	Replace porch railing		1460	480 lf	\$ 10,368	\$ 10,368	\$ 10,368	\$ 10,368	Completed
	Replace security screen door		1460	30 ea	\$ 10,683	\$ 10,683	\$ 10,683	\$ 10,683	Completed
	Replace closet shelving and rods		1460	956 ea	\$ 1,275	\$ 1,275	\$ 1,275	\$ 1,275	Completed
	Replace wood baseboard		1460	250 lf	\$ 758	\$ 758	\$ 758	\$ 758	Completed
					\$ 525,997	\$ 391,065	\$ 391,065	\$ 391,065	
	Replace privacy fence		1450	36 ea	\$ 5,426	\$ 5,426	\$ 5,426	\$ 5,426	Completed
	Replace water lines		1450	1650 lf	\$ 43,891	\$ 29,523	\$ 29,523	\$ 29,523	Completed
	Replace sewer lines		1450	450 lf	\$ 9,371	\$ 9,371	\$ 9,371	\$ 9,371	Completed
					\$ 58,688	\$ 44,320	\$ 44,320	\$ 44,320	

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650101 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	Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
	Relocation cost		1495.1	15 ea	\$ 5,000	\$ -	\$ -	\$ -	Reprogram
	Install security lighting*		1450	21 ea	\$ -	\$ 9,957	\$ 9,957	\$ 9,957	Completed
	Replace sidewalk and patio*		1450	4803 sf	\$ -	\$ 11,000	\$ 11,000	\$ 11,000	Completed
					\$ -	\$ 20,957	\$ 20,957	\$ 20,957	
	Relocation cost*		1495.1	11 ea	\$ 14,275	\$ 10,250	\$ 10,250	\$ 10,250	Completed
	Architect/Engineering cost*		1430	1 ea	\$ 65,625	\$ 57,460	\$ 57,460	\$ 38,931	Underway
NC46-3/Trinity Court	Mold abatement		1460	12 ea	\$ -	\$ 33,662	\$ 33,662	\$ 27,825	Underway
	Replace/repair drywall and insulation		1460	12 ea	\$ -	\$ 18,608	\$ 18,608	\$ 12,915	Underway
	Interior/exterior painting and waterproofing		1460	12 ea	\$ -	\$ 25,312	\$ 25,312	\$ 18,653	Underway
	Replace/repair VCT flooring and window sills		1460	12 ea	\$ -	\$ 10,393	\$ 10,393	\$ 8,708	Underway
	Replace/repair plumbing lines and fixtures		1460	12 ea	\$ -	\$ 15,701	\$ 15,701	\$ 8,295	Underway
	Repair/replace electrical fixtures		1460	12 ea	\$ -	\$ 3,150	\$ 3,150	\$ 2,640	Underway
					\$ -	\$ 106,826	\$ 106,826	\$ 79,036	
	Replace/repair sidewalks and retaining walls		1450	285 lf	\$ -	\$ 18,095	\$ 18,095	\$ 18,095	Completed
	Repair storm sewer inlets		1450	5 ea	\$ -	\$ 1,313	\$ 1,313	\$ 1,313	Completed
	Grading and landscaping		1450	12 ea	\$ -	\$ 13,173	\$ 13,173	\$ 13,173	Completed
					\$ -	\$ 32,581	\$ 32,581	\$ 32,581	
	Relocation cost		1495.1	8 ea	\$ -	\$ 7,101	\$ 7,101	\$ 7,101	Completed
	Architect/Engineering cost		1430	1 ea	\$ -	\$ 6,300	\$ 6,300	\$ 6,300	Completed
	Clerk of the Work		1430.7	1 ea	\$ -	\$ 1,492	\$ 1,492	\$ 1,492	Completed

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650101 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	Obligated	Expended	
NC46-3/Trinity Court	Relocation Cost*		1495.1	1 ea	\$ -	\$ 870	\$ 870	\$ 870	Completed
	Install flashing to exterior wall*		1460	12 ea	\$ -	\$ 5,880	\$ 5,880	\$ -	Underway
HA-Wide Activities	Clerk of the Works*		1430.7	1 ea	\$ 13,500	\$ 4,583	\$ 4,583	\$ 4,583	Completed
	Fringe benefits*		1430.7	1 ea	\$ 5,200	\$ -	\$ -	\$ -	Reprogram
	Legal consultant*		1430	1 ea	\$ 1,400	\$ -	\$ -	\$ -	Reprogram
					\$ 20,100	\$ 4,583	\$ 4,583	\$ 4,583	
	Maintenance Director		1410.2	1 ea	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	Completed
	Fringe benefits		1410.2	1 ea	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Completed
	Maintenance training		1410	6 ea	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	Completed
					\$ 21,900	\$ 21,900	\$ 21,900	\$ 21,900	
	* Non-CFP Funds								



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 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	\$ 100,000	\$ 100,000	\$ 100,000	\$ 27,201
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$ 61,500	\$ 61,500	\$ 61,500	\$ 61,500
	Management Improvements Hard Costs				
4	1410 Administration	\$ 21,900	\$ 21,900	\$ 21,900	\$ 21,900
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ -	\$ 33,410	\$ 33,410	\$ 33,410
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 58,037	\$ 58,037	\$ 58,037	\$ -
10	1460 Dwelling Structures	\$ 404,188	\$ 370,883	\$ 370,883	\$ 224,214
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 10,500	\$ 10,395	\$ 10,395	\$ 10,395
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 27,940	\$ 27,940	\$ 27,940	\$ 3,598
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 584,065	\$ 584,065	\$ 584,065	\$ 355,017
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs	\$ 124,016	\$ 124,016	\$ 124,016	\$ 86,845
	Amount of line XX Related to Energy Conservation Measures	\$ 156,197	\$ 155,942	\$ 155,942	\$ 87,980
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650102 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	Obligated	Expended	
NC46-5/Pritchard Park	Replace refrigerators		1465.1	15 ea	\$ 6,000	\$ 5,930	\$ 5,930	\$ 5,930	Completed
	Replace ranges		1465.1	15 ea	\$ 4,500	\$ 4,465	\$ 4,465	\$ 4,465	Completed
					\$ 10,500	\$ 10,395	\$ 10,395	\$ 10,395	
NC46-5/Airport Gardens	Modify kitchen		1460	26 ea	\$ 56,022	\$ 56,022	\$ 56,022	\$ 45,022	Underway
	Replace security screen doors		1460	52 ea	\$ 18,517	\$ 18,517	\$ 18,517	\$ 13,890	Underway
	Replace windows and screens		1460	4846 sf	\$ 105,499	\$ 105,499	\$ 105,499	\$ 72,955	Underway
	Replace gutter and downspout		1460	2100 lf	\$ 9,534	\$ 9,534	\$ 9,534	\$ 2,345	Underway
	Replace and paint wood siding		1460	33700 sf	\$ 81,891	\$ 48,586	\$ 48,586	\$ 21,659	Underway
	Install attic ventilation fan		1460	18 ea	\$ 1,562	\$ 1,562	\$ 1,562	\$ 435	Underway
	Replace water heater		1460	26 ea	\$ 11,697	\$ 11,697	\$ 11,697	\$ 6,359	Underway
	Install vinyl stair treads		1460	936 lf	\$ 5,299	\$ 5,299	\$ 5,299	\$ 2,840	Underway
	Repoint masonry		1460	430 sf	\$ 350	\$ 395	\$ 395	\$ 156	Underway
	Replace interior door with frame and hardware		1460	94 ea	\$ 45,943	\$ 45,943	\$ 45,943	\$ 26,876	Underway
	Modify bath		1460	26 ea	\$ 56,736	\$ 56,586	\$ 56,586	\$ 25,769	Underway
	Replace wood baseboard		1460	5200 lf	\$ 11,138	\$ 11,138	\$ 11,138	\$ 5,803	Underway
					\$ 404,188	\$ 370,778	\$ 370,778	\$ 224,109	
	Repair sewer & drain lines		1450	780 lf	\$ 15,324	\$ 15,324	\$ 15,324	\$ -	Underway
	Replace supply lines and install meter		1450	26 ea	\$ 19,680	\$ 19,680	\$ 19,680	\$ -	Underway
	Landscaping		1450	26 ea	\$ 4,689	\$ 4,689	\$ 4,689	\$ -	Underway
	Install PVC drain and catch basin		1450	3 ea	\$ 1,016	\$ 1,016	\$ 1,016	\$ -	Underway
	Repair concrete sidewalk		1450	545 sf	\$ 1,705	\$ 1,705	\$ 1,705	\$ -	Underway
	Replace retaining wall		1450	275 lf	\$ 15,287	\$ 15,287	\$ 15,287	\$ -	Underway
	Install railing on sidewalk		1450	16 lf	\$ 336	\$ 336	\$ 336	\$ -	Underway
					\$ 58,037	\$ 58,037	\$ 58,037	\$ -	

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650102 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	Obligated	Expended	
NC46-5/Airport Gardens	Relocation costs		1495.1	26 ea	\$ 27,940	\$ 27,940	\$ 27,940	\$ 3,598	Underway
	Architect/Engineering cost*		1430	1 ea	\$ 79,900	\$ 80,500	\$ 80,500	\$ 24,740	Underway
	Architect/Engineering cost		1430	1 ea	\$ -	\$ 33,410	\$ 33,410	\$ 33,410	Completed
NC46-3/Trinity Court	Mold abatement		1460	1 ea	\$ -	\$ 105	\$ 105	\$ 105	Completed
HA-Wide Activities	Maintenance Director		1410.2	1 ea	\$ 14,400	\$ 15,500	\$ 15,500	\$ 15,500	Completed
	Fringe Benefits		1410.2	1 ea	\$ 5,500	\$ 4,400	\$ 4,400	\$ 4,400	Completed
	Maintenance Training		1410	6 ea	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	Completed
					\$ 21,900	\$ 21,900	\$ 21,900	\$ 21,900	
	Clerk of the Works*		1430.7	1 ea	\$ 20,100	\$ 19,500	\$ 19,500	\$ 2,461	Underway
	Management Improvements		1408	3 ea	\$ 61,500	\$ 61,500	\$ 61,500	\$ 61,500	Completed
	* Non-CFP Funds								



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
---	--	-------------------------------------

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2004	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 28,500	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$ 21,900	\$ 21,900	\$ 21,900	\$ 18,048
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 33,840	\$ 25,290	\$ 3,450	\$ 1,950
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 340,513	\$ 377,603	\$ 377,603	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 28,700	\$ 28,660	\$ 28,660	\$ 19,925
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 453,453	\$ 453,453	\$ 431,613	\$ 39,923
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs	\$ 61,896	\$ 75,896	\$ 75,896	\$ -
	Amount of line XX Related to Energy Conservation Measures	\$ 40,700	\$ 30,610	\$ 30,610	\$ 21,875
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650103 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	Obligated	Expended	
NC46-5/Airport Gardens and South Roberson	Replace refrigerators		1465.1	41 ea	\$ 16,400	\$ 16,380	\$ 16,380	\$ 9,270	Underway
	Replace ranges		1465.1	41 ea	\$ 12,300	\$ 12,280	\$ 12,280	\$ 10,655	Underway
					\$ 28,700	\$ 28,660	\$ 28,660	\$ 19,925	
NC46-5/Airport Gardens	Replace exterior door with frame and hardware		1460	52 ea	\$ 61,896	\$ 75,896	\$ 75,896	\$ -	Underway
	Replace VCT and resilient floor		1460	26500 sf	\$ 14,575	\$ 14,575	\$ 14,575	\$ -	Underway
	Paint Interior		1460	26 ea	\$ 42,900	\$ 62,900	\$ 62,900	\$ -	Underway
	Repair/replace drywall		1460	3600	\$ 18,247	\$ 18,247	\$ 18,247	\$ -	Underway
	Replace handrail on stairway		1460	390 lf	\$ 1,245	\$ 1,245	\$ 1,245	\$ -	Underway
	Replace close shelving & rod		1460	1260 lf	\$ 2,466	\$ 3,443	\$ 3,443	\$ -	Underway
	Upgrade electrical system		1460	26 ea	\$ 54,990	\$ 54,990	\$ 54,990	\$ -	Underway
	Add floor underlayment		1460	19452 sf	\$ 12,060	\$ 12,060	\$ 12,060	\$ -	Underway
	Replace wood privacy fence with brick		1460	52 ea	\$ 22,501	\$ 22,501	\$ 22,501	\$ -	Underway
	Install vinyl siding		1460	33700 sf	\$ 45,158	\$ 45,158	\$ 45,158	\$ -	Underway
	Pressure wash and graffiti removal		1460	33700 sf	\$ 20,220	\$ 20,220	\$ 20,220	\$ -	Underway
	Abatement of asbestos tile		1460	26500 sf	\$ 44,255	\$ 44,255	\$ 44,255	\$ -	Underway
					\$ 340,513	\$ 375,490	\$ 375,490	\$ -	
	Architect/Engineering cost		1430	1 ea	\$ -	\$ 1,500	\$ 1,500	\$ -	Underway
NC46-3/Trinity Court	Mold abatement and repairs		1460	12 ea	\$ -	\$ 2,113	\$ 2,113	\$ -	Underway
HA-Wide Activities	Maintenance Director		1410.2	1 ea	\$ 14,400	\$ 15,500	\$ 15,500	\$ 13,414	Underway
	Fringe Benefits		1410.2	1 ea	\$ 5,500	\$ 4,400	\$ 4,400	\$ 2,640	Underway
	Maintenance Training		1410	6 ea	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,994	Underway
					\$ 21,900	\$ 21,900	\$ 21,900	\$ 18,048	





**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650203 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 95,773		\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650203 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 95,773		\$ -	\$ -
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	\$ 95,773		\$ -	\$ -
	Collateralization Expenses or Debt Service				





**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 3,000		\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 17,500		\$ -	\$ -
	Management Improvements Hard Costs	\$ 7,500		\$ -	\$ -
4	1410 Administration	\$ 25,000		\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 145,800		\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 109,392		\$ -	\$ -
10	1460 Dwelling Structures	\$ 193,736		\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 28,700		\$ -	\$ -
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 530,628		\$ -	\$ -
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
NC46-2/North Columbia St.	Replace refrigerators and ranges		1465.1	11 ea	\$ 7,700		\$ -	\$ -	Planning
NC46-6/Colony Woods West	Replace refrigerators and ranges		1465.1	30 ea	\$ 21,000		\$ -	\$ -	Planning
					\$ 28,700		\$ -	\$ -	
NC46-5/Airport Gardens	Replace furnace with A/C and duct modifications		1460	1 ea	\$ 3,831		\$ -	\$ -	Planning
	Washer and dryer connections		1460	26 ea	\$ 12,948		\$ -	\$ -	Planning
	Upgrade interior plumbing system		1460	26 ea	\$ 107,800		\$ -	\$ -	Planning
	Install durock		1460	3345 sf	\$ 2,845		\$ -	\$ -	Planning
	Replace lavatory, medicine cabinet and vanity		1460	26 ea	\$ 14,485		\$ -	\$ -	Planning
	Install chase for gas vents		1460	26 ea	\$ 16,900		\$ -	\$ -	Planning
	Install tubliner and surround		1460	26 ea	\$ 24,700		\$ -	\$ -	Planning
	Replace and add ground fault outlets		1460	26 ea	\$ 5,969		\$ -	\$ -	Planning
	Install overflow pipes to water heater		1460	26 ea	\$ 4,258		\$ -	\$ -	Planning
					\$ 193,736		\$ -	\$ -	
	Grading, groundcover, landscaping and topsoil		1450	3400 cy	\$ 87,574		\$ -	\$ -	Planning
	Repair, seal coat and restripe asphalt parking lots		1450	726 sf	\$ 8,500		\$ -	\$ -	Planning
	Replace clothesline		1450	26 ea	\$ 7,800		\$ -	\$ -	Planning
	Remove and dispose of trees close to buildings		1450	11 ea	\$ 5,518		\$ -	\$ -	Planning
					\$ 109,392		\$ -	\$ -	





**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$ 40,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 74,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 88,814			
10	1460 Dwelling Structures	\$ 303,814			
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 24,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
---	--	-------------------------------------

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 530,628			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650105 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	Obligated	Expended	
NC46-3/Trinity Court	Replace refrigerators and ranges		1465.1	40 ea	\$ 24,000				
NC46-2/North Columbia	Replace furnaces with A/C and duct modifications		1460	11 ea	\$ 42,141				
	Washer and dryer connections		1460	11 ea	\$ 4,009				
	Upgrade interior plumbing system		1460	1050 lf	\$ 21,719				
	Replace interior doors with hardware and frame		1460	38 ea	\$ 18,440				
	Replace drywall and paint interior		1460	11 ea	\$ 18,218				
	Replace VCT and resilient floor with underlayment		1460	10980 sf	\$ 36,234				
	Replace exterior doors with hardware and frame		1460	11 ea	\$ 16,535				
	Upgrade electrical system		1460	11 ea	\$ 16,500				
	Replace water heaters		1460	11ea	\$ 4,950				
	Replace security screen door		1460	22 ea	\$ 7,834				
	Replace porch railing and posts		1460	352 lf	\$ 7,603				
	Replace and paint wood siding		1460	17000 sf	\$ 62,477				
	Rewplace wood baseboard, closet shelving & rod		1460	5130 lf	\$ 5,468				
	Relpace gutter and downspouts		1460	1640 lf	\$ 6,700				
					\$ 268,828				
NC46-5/Airport Gardens	Modify community center		1460	1 ea	\$ 34,986				
	Replacement of playground equipment		1450	1 ea	\$ 12,590				
	Replacement of wooden planters		1450	5 ea	\$ 5,360				
	Replacement of storm water drainage system		1450	325 lf	\$ 13,598				
	Repalcement of additional walkways/sidewalks		1450	300 sf	\$ 3,889				
	Additional grading, reseeding and landscaping		1450	540 cy	\$ 53,377				
					\$ 88,814				





# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>Town of Chapel Hill</b>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 7/1/2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 7/1/2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 7/1/2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 7/1/2009
NC46-2 North Columbia	Annual Statement	\$ 184,049			
NC46-5 South Roberson		\$ 200,179	\$ 284,549		
NC46-6 Colony Woods West			\$ 107,179	\$ 387,928	\$ 385,428
Administration		\$ 41,600	\$ 43,900	\$ 46,300	\$ 48,800
Nondwelling Structures		\$ 74,000	\$ 74,000	\$ 74,000	\$ 74,000
Dwelling Equipment		\$ 30,800	\$ 21,000	\$ 22,400	\$ 22,400
Total CFP Funds (Est.)		\$ 530,628	\$ 530,628	\$ 530,628	\$ 530,628
Total Replacement Housing Factor Funds					

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year Two FFY Grant: 2006 PHA FY: 7/1/2006			Activities for Year Three FFY Grant: 2007 PHA FY: 7/1/2007	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	<b><u>NC46-2 North Columbia</u></b>			<b><u>NC46-5 South Roberson</u></b>	
	Modify kitchen	11 ea	\$ 24,381	Replace VCT and resilient floor	9095 sf
	Install vinyl step treads	396 lf	\$ 2,142	Replace interior doors with hardware and frame	52 ea
	Architect/Engineering cost	1 ea	\$ 50,000	Modify kitchen	15 ea
	Modify bath	11 ea	\$ 30,393	Modify bath	15 ea
	Replace windows including security screen	1728 sf	\$ 56,531	Replace furnace & water heater	15 ea
	Replace wood handrail	165 lf	\$ 2,265	Upgrade electrical system	15 ea
	Abatement of asbestos tile	10980 sf	\$ 18,337	Install benches	5 ea
	Install washer & dryer connections	11 ea	\$ 4,009	Repair drywall	200 sf
			\$ 184,049	Replace wood baseboard, closet shelving & rod	5000 lf
				Add floor underlayment	9095 sf
	<b><u>NC46-5 South Roberson</u></b>			Replace concrete walk	900 sf
	Pressure wash	21000 sf	\$ 6,898	Seal coat & repaint asphalt lot	900 sy
	Architect/Engineering cost	1 ea	\$ 50,108	Replace gutter and downspouts	855 lf
	Install washer & dryer connections	15 ea	\$ 4,885	Replace windows including security screen	1458 sf
	Relocation Costs	2 ea	\$ 2,170	Relocation Costs	13 ea
	Replace exterior doors with hardware and frame	30 ea	\$ 37,223		
	Replace and paint wood siding	21000 sf	\$ 56,102	<b><u>NC46-6 Colony Woods West</u></b>	
	Paint Interior	15 ea	\$ 21,569	Replace lavatory and vanity	30 ea
	Replace/repair water including meter & sewer lines	975 lf	\$ 21,224	Relocation costs	30 ea
			\$ 200,179	Architect/Engineering cost	1 ea
	<b><u>PHA Wide</u></b>			<b><u>PHA Wide</u></b>	
	Refrigerators and ranges	40 ea	\$ 30,800	Refrigerators and ranges	44 ea
	Administration	2 ea	\$ 41,600	Administration	2 ea
	Debt service cost for maintenance facility	1 ea	\$ 74,000	Debt service cost for maintenance facility	1 ea
			\$ 146,400		



	<b>Subtotal of Estimated Cost</b>	\$ 530,628	<b>Subtotal of Estimated Cost</b>
--	-----------------------------------	------------	-----------------------------------

---

---

Year 5

---

---

---

---

---

---

---

---

---

---

---

---

Estimated Cost
\$ 36,471
\$ 24,792
\$ 33,382
\$ 33,382
\$ 69,749
\$ 23,500
\$ 2,550
\$ 763
\$ 7,243
\$ 7,585
\$ 7,069
\$ 1,614
\$ 3,538
\$ 55,277
\$ 14,105
\$ 284,549
\$ 10,327
\$ 30,350
\$ 66,502
\$ 107,179
\$ 21,000
\$ 43,900
\$ 74,000
\$ 138,900

\$ 530,628
------------

Estimated Cost
-------------------

\$ 76,800
-----------

\$ 74,490
-----------

\$ 74,446
-----------

\$ 159,692
------------

\$ 385,428
------------

\$ 22,400
-----------

\$ 48,800
-----------

\$ 74,000
-----------

\$ 145,200
------------

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

--

\$ 530,628

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$ 40,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 74,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 88,814			
10	1460 Dwelling Structures	\$ 303,814			
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 24,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
---	--	-------------------------------------

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 530,628			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650105 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	Obligated	Expended	
NC46-3/Trinity Court	Replace refrigerators and ranges		1465.1	40 ea	\$ 24,000				
NC46-2/North Columbia	Replace furnaces with A/C and duct modifications		1460	11 ea	\$ 42,141				
	Washer and dryer connections		1460	11 ea	\$ 4,009				
	Upgrade interior plumbing system		1460	1050 lf	\$ 21,719				
	Replace interior doors with hardware and frame		1460	38 ea	\$ 18,440				
	Replace drywall and paint interior		1460	11 ea	\$ 18,218				
	Replace VCT and resilient floor with underlayment		1460	10980 sf	\$ 36,234				
	Replace exterior doors with hardware and frame		1460	11 ea	\$ 16,535				
	Upgrade electrical system		1460	11 ea	\$ 16,500				
	Replace water heaters		1460	11ea	\$ 4,950				
	Replace security screen door		1460	22 ea	\$ 7,834				
	Replace porch railing and posts		1460	352 lf	\$ 7,603				
	Replace and paint wood siding		1460	17000 sf	\$ 62,477				
	Rewplace wood baseboard, closet shelving & rod		1460	5130 lf	\$ 5,468				
	Relpace gutter and downspouts		1460	1640 lf	\$ 6,700				
					\$ 268,828				
NC46-5/Airport Gardens	Modify community center		1460	1 ea	\$ 34,986				
	Replacement of playground equipment		1450	1 ea	\$ 12,590				
	Replacement of wooden planters		1450	5 ea	\$ 5,360				
	Replacement of storm water drainage system		1450	325 lf	\$ 13,598				
	Repalcement of additional walkways/sidewalks		1450	300 sf	\$ 3,889				
	Additional grading, reseeding and landscaping		1450	540 cy	\$ 53,377				
					\$ 88,814				





# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>Town of Chapel Hill</b>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 7/1/2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 7/1/2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 7/1/2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 7/1/2009
NC46-2 North Columbia	Annual Statement	\$ 184,049			
NC46-5 South Roberson		\$ 200,179	\$ 284,549		
NC46-6 Colony Woods West			\$ 107,179	\$ 387,928	\$ 385,428
Administration		\$ 41,600	\$ 43,900	\$ 46,300	\$ 48,800
Nondwelling Structures		\$ 74,000	\$ 74,000	\$ 74,000	\$ 74,000
Dwelling Equipment		\$ 30,800	\$ 21,000	\$ 22,400	\$ 22,400
Total CFP Funds (Est.)		\$ 530,628	\$ 530,628	\$ 530,628	\$ 530,628
Total Replacement Housing Factor Funds					

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year Two FFY Grant: 2006 PHA FY: 7/1/2006			Activities for Year Three FFY Grant: 2007 PHA FY: 7/1/2007	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	<b><u>NC46-2 North Columbia</u></b>			<b><u>NC46-5 South Roberson</u></b>	
	Modify kitchen	11 ea	\$ 24,381	Replace VCT and resilient floor	9095 sf
	Install vinyl step treads	396 lf	\$ 2,142	Replace interior doors with hardware and frame	52 ea
	Architect/Engineering cost	1 ea	\$ 50,000	Modify kitchen	15 ea
	Modify bath	11 ea	\$ 30,393	Modify bath	15 ea
	Replace windows including security screen	1728 sf	\$ 56,531	Replace furnace & water heater	15 ea
	Replace wood handrail	165 lf	\$ 2,265	Upgrade electrical system	15 ea
	Abatement of asbestos tile	10980 sf	\$ 18,337	Install benches	5 ea
	Install washer & dryer connections	11 ea	\$ 4,009	Repair drywall	200 sf
			\$ 184,049	Replace wood baseboard, closet shelving & rod	5000 lf
				Add floor underlayment	9095 sf
	<b><u>NC46-5 South Roberson</u></b>			Replace concrete walk	900 sf
	Pressure wash	21000 sf	\$ 6,898	Seal coat & repaint asphalt lot	900 sy
	Architect/Engineering cost	1 ea	\$ 50,108	Replace gutter and downspouts	855 lf
	Install washer & dryer connections	15 ea	\$ 4,885	Replace windows including security screen	1458 sf
	Relocation Costs	2 ea	\$ 2,170	Relocation Costs	13 ea
	Replace exterior doors with hardware and frame	30 ea	\$ 37,223		
	Replace and paint wood siding	21000 sf	\$ 56,102	<b><u>NC46-6 Colony Woods West</u></b>	
	Paint Interior	15 ea	\$ 21,569	Replace lavatory and vanity	30 ea
	Replace/repair water including meter & sewer lines	975 lf	\$ 21,224	Relocation costs	30 ea
			\$ 200,179	Architect/Engineering cost	1 ea
	<b><u>PHA Wide</u></b>			<b><u>PHA Wide</u></b>	
	Refrigerators and ranges	40 ea	\$ 30,800	Refrigerators and ranges	44 ea
	Administration	2 ea	\$ 41,600	Administration	2 ea
	Debt service cost for maintenance facility	1 ea	\$ 74,000	Debt service cost for maintenance facility	1 ea
			\$ 146,400		

	<b>Subtotal of Estimated Cost</b>	\$ 530,628	<b>Subtotal of Estimated Cost</b>
--	-----------------------------------	------------	-----------------------------------

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

**Part II: Supporting Pages - Work Activities**

Activities for Year 1	Activities for Year Four FFY Grant: 2008 PHA FY: 7/1/2008			Activities for Year Five FFY Grant: 2009 PHA FY: 7/1/2009	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	<b><u>NC46-6 Colony Woods West</u></b>			<b><u>NC46-6 Colony Woods West</u></b>	
	Replace VCT flooring	22020 sf	\$ 59,781	Replace exterior wood decking	30 ea
	Replace tub drain and liner	30 ea	\$ 25,071	Replace shingle roof	542 sq
	Paint Interior	110000 sf	\$ 26,500	Replace exterior doors with hardware and frame	60 ea
	Add underlayment and floor joists	21000 sf	\$ 19,920	Replace interior doors with hardware and frame	336 ea
	Replace deteriorated wood siding	25396 sf	\$ 58,411		
	Upgrade sewer lines with cleanouts	1500 lf	\$ 13,095		
	Grading and topsoil	725 cy	\$ 17,715	<b><u>PHA Wide</u></b>	
	Shrubs and landscaping	4700 sy	\$ 12,769	Refrigerators and ranges	30 ea
	Modify kitchen	30 ea	\$ 64,641	Administration	2 ea
	Replace clothesline	30 ea	\$ 10,291	Debt service cost for maintenance facility	1 ea
	Replace security screen door	60 ea	\$ 21,365		
	Modify bath	21 ea	\$ 58,369		
			\$ 387,928		
	<b><u>PHA Wide</u></b>				
	Refrigerators and ranges	30 ea	\$ 22,400		
	Administration	2 ea	\$ 46,300		
	Debt service cost for maintenance facility	1 ea	\$ 74,000		
			\$ 142,700		

	<b>Subtotal of Estimated Cost</b>	\$ 530,628	<b>Subtotal of Estimated Cost</b>
--	-----------------------------------	------------	-----------------------------------

---

---

Year 5

---

---

---

---

---

---

---

---

---

---

---

---

---

Estimated Cost
\$ 36,471
\$ 24,792
\$ 33,382
\$ 33,382
\$ 69,749
\$ 23,500
\$ 2,550
\$ 763
\$ 7,243
\$ 7,585
\$ 7,069
\$ 1,614
\$ 3,538
\$ 55,277
\$ 14,105
\$ 284,549
\$ 10,327
\$ 30,350
\$ 66,502
\$ 107,179
\$ 21,000
\$ 43,900
\$ 74,000
\$ 138,900

\$ 530,628

Estimated  
Cost

\$ 76,800

\$ 74,490

\$ 74,446

\$ 159,692

\$ 385,428

\$ 22,400

\$ 48,800

\$ 74,000

\$ 145,200

\$ 530,628

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650203 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 95,773		\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650203 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
---	--	-------------------------------------

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 95,773		\$ -	\$ -
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	\$ 95,773		\$ -	\$ -
	Collateralization Expenses or Debt Service				





**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
---	--	-------------------------------------

Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 3,000		\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 17,500		\$ -	\$ -
	Management Improvements Hard Costs	\$ 7,500		\$ -	\$ -
4	1410 Administration	\$ 25,000		\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 145,800		\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 109,392		\$ -	\$ -
10	1460 Dwelling Structures	\$ 193,736		\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 28,700		\$ -	\$ -
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Town of Chapel Hill	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
---	--	-------------------------------------

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2004     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	\$ 530,628		\$ -	\$ -
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
NC46-2/North Columbia St.	Replace refrigerators and ranges		1465.1	11 ea	\$ 7,700		\$ -	\$ -	Planning
NC46-6/Colony Woods West	Replace refrigerators and ranges		1465.1	30 ea	\$ 21,000		\$ -	\$ -	Planning
					\$ 28,700		\$ -	\$ -	
NC46-5/Airport Gardens	Replace furnace with A/C and duct modifications		1460	1 ea	\$ 3,831		\$ -	\$ -	Planning
	Washer and dryer connections		1460	26 ea	\$ 12,948		\$ -	\$ -	Planning
	Upgrade interior plumbing system		1460	26 ea	\$ 107,800		\$ -	\$ -	Planning
	Install durock		1460	3345 sf	\$ 2,845		\$ -	\$ -	Planning
	Replace lavatory, medicine cabinet and vanity		1460	26 ea	\$ 14,485		\$ -	\$ -	Planning
	Install chase for gas vents		1460	26 ea	\$ 16,900		\$ -	\$ -	Planning
	Install tubliner and surround		1460	26 ea	\$ 24,700		\$ -	\$ -	Planning
	Replace and add ground fault outlets		1460	26 ea	\$ 5,969		\$ -	\$ -	Planning
	Install overflow pipes to water heater		1460	26 ea	\$ 4,258		\$ -	\$ -	Planning
					\$ 193,736		\$ -	\$ -	
	Grading, groundcover, landscaping and topsoil		1450	3400 cy	\$ 87,574		\$ -	\$ -	Planning
	Repair, seal coat and restripe asphalt parking lots		1450	726 sf	\$ 8,500		\$ -	\$ -	Planning
	Replace clothesline		1450	26 ea	\$ 7,800		\$ -	\$ -	Planning
	Remove and dispose of trees close to buildings		1450	11 ea	\$ 5,518		\$ -	\$ -	Planning
					\$ 109,392		\$ -	\$ -	



