

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

Rowan County Housing Authority

Version 4

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Rowan County Housing Authority

PHA Number: NC 102

PHA Fiscal Year Beginning: (10/2005)

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 194
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 554

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

The Rowan County Housing Authority will continue to offer excellent customer service; provide safe, decent, affordable housing and encourage higher quality of family life for eligible residents in an economically self-sufficient, drug and crime free environment without discrimination.

B. Goals

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

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

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

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

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

Implement Family Self-Sufficiency Initiatives

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

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

Other PHA Goals and Objectives: (list below)

Manage the Rowan County Housing Authority's Existing Public Housing Program in an Efficient and Effective Manner.

Achieve High Performer status under PHAS for the fiscal year ending September 30, 2006.

Provide staff and management training to motivate the work environment and provide a customer-friendly, professional service.

Decrease the percentage of rents delinquent and implement efforts for the collection of past due amounts.

Manage the Rowan County Housing Authority's Existing Tenant-Based Programs (Section 8) in an Efficient and Effective Manner.

Achieve Standard Performer status under SEMAP for the fiscal year ending September 30, 2006 and be removed from HUD's Troubled List.

Achieve High Performer status under SEMAP for the fiscal year ending September 30, 2007.

Enhance the marketability of the Rowan County Housing Authority's Public Housing units.

Develop and implement an effective Capital and Asset Management Plan to enhance the curb appeal both the sites and the units.

Enhance the maintenance plan to ensure cleaner, better maintained sites. Hold residents accountable for litter and enforce lease provisions.

Develop creative approaches to enhancing units by focusing on improvements that will improve the long-term viability of the units.

Develop, coordinate, and implement programs aimed at improving the economic self-sufficiency of residents by promoting job training and counseling programs.

Provide for funding in the Capital Plan to promote self-sufficiency programs.

Coordinate local resources to ensure that programs are not duplicative of currently available resources.

Promote involvement of other social service agencies in the area.

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

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. Resident Advisory Board
 - v. Resident Assessment and Satisfaction Survey Follow-up Plan
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report **(nc102a02)**
- 13. Capital Fund Program 5-Year Action Plan **(nc102b02)**
- 14. Other (List below, providing name for each item)

Operating Budget **(nc102c02)**

- FY 2001 CFP P&E Report Closeout – 50101 **(nc102d02)**
- FY 2002 CFP P&E Report for 3-31-05 – 50102 **(nc102e02)**
- FY 2003 CFP P&E Report for 3-31-05 – 50103 **(nc102f02)**
- FY 2003 CFP P&E Report Closeout – 50203 **(nc102g02)**
- FY 2004 CFP P&E Report for 3-31-05 – 50104 **(nc102h02)**

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 Rowan County Housing Authority has developed this plan in consultation with the locality, staff and residents that helps the agency to better meet the local affordable housing need. This Agency Plan is a comprehensive guide to the Rowan County Housing Authority's policies, programs, operations, and strategies for meeting local housing need. This plan includes a Five Year Plan (Goals and Objectives), the Annual Plan, the Annual Capital Plan, and the Five-Year Capital Plan. Capital Plans are based on the actual funding received in FFY 2005.

As part of this plan, several policies were also amended and the approval of those policies was granted by the Board as part of the plan approval. These include the Admissions and Continued Occupancy Policy (for Public Housing), the Dwelling Lease (for Public Housing), and the Administrative Plan (for Section 8). The ACOP changes also include a change in the Flat Rents.

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 Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input checked="" type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
	If used, identify which development/subjurisdiction: NC 102-1 (Grant Street)		
	# of families	% of total families	Annual Turnover
Waiting list total	20		32
Extremely low income <=30% AMI	18	90.0	
Very low income (>30% but <=50% AMI)	1	5.0	
Low income (>50% but <80% AMI)	1	5.0	
Families with children	11	55.0	
Elderly families	0	0.0	
Families with Disabilities	2	10.0	
White	5	25.0	
Black	15	75.0	
Asian/Pacific Isl.	0	0.0	
Hispanic	0	0.0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	9	45.0	9
2 BR	10	50.0	11
3 BR	1	5.0	7
4 BR	0	0.0	5
5 BR	0	0	0
5+ BR	N/A	N/A	N/A

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input checked="" type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
	If used, identify which development/subjurisdiction: NC 102-2 Running Brook		
	# of families	% of total families	Annual Turnover
Waiting list total	37		19
Extremely low income <=30% AMI	30	81.1	
Very low income (>30% but <=50% AMI)	7	18.9	
Low income (>50% but <80% AMI)	0	0.0	
Families with children	12	32.4	
Elderly families	3	8.1	
Families with Disabilities	14	37.8	
White	19	51.4	
Black	17	45.9	
Asian/Pacific Isl.	1	2.7	
Hispanic	0	0.0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	25	67.6	3
2 BR	10	27.0	8
3 BR	1	2.7	5
4 BR	1	2.7	2
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: NC 102-3 Locust Street			
	# of families	% of total families	Annual Turnover
Waiting list total	54		8
Extremely low income <=30% AMI	45	83.3	
Very low income (>30% but <=50% AMI)	9	16.7	
Low income (>50% but <80% AMI)	0	0.0	
Families with children	24	44.4	
Elderly families	3	5.6	
Families with Disabilities	16	29.6	
White	29	53.7	
Black	24	44.4	
Asian/Pacific Isl.	1	1.9	
Hispanic	1	1.9	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	30	55.6	2
2 BR	20	37.0	3
3 BR	4	7.4	3
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A

Housing Needs of Families on the Waiting List			
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	149	96.6	57
Extremely low income <=30% AMI	144	96.6	
Very low income (>30% but <=50% AMI)	5	3.4	
Low income (>50% but <80% AMI)	0	0.0	
Families with children	130	87.2	
Elderly families	4	2.7	
Families with Disabilities	12	8.1	
White	17	11.4	
Black	131	87.9	
Other	1	0.7	
Hispanic	0	0.0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A

Housing Needs of Families on the Waiting List			
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <u>Since November, 2002</u>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$698,035	
a) Public Housing Capital Fund	\$307,300	
a) HOPE VI Revitalization		
a) HOPE VI Demolition		
a) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,497,513	
a) Resident Opportunity and Self-Sufficiency Grants		
a) Community Development Block Grant		
a) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP NC19P10250103	\$186,119	Capital Improvements
Replacements for Reserves	\$453,731	Replacement Housing
3. Public Housing Dwelling Rental Income		
FYE – 09/30/06 Estimated	\$122,380	Public Housing Operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total Resources	\$5,265,078	

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: (60 Days)
 Other: (describe)

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

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

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?
Yes 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
NC 102-1 Grant Street	10/01/2003	Elderly: 3.0% Disabled: 16.0% Black: 60.0% White: 40.0%	Elderly: 0.0% Disabled: 10.0% Black: 75.0% White: 25.0%	-3.0% -6.0% +15.0% -15.0%
NC 102-2 Running Brook	10/01/2003	Elderly: 0.9% Disabled: 12.0% Black: 45.0% White: 55.0%	Elderly: 8.1% Disabled: 37.8% Black: 45.9% White: 51.4%	+7.2% +25.8% +0.9% -3.6%
NC 102-3 Locust Street	10/01/2003	Elderly: 0.0% Disabled: 14.0% Black: 51.0% White: 49.0%	Elderly: 5.6% Disabled: 29.6% Black: 44.4% White: 53.7%	+5.6% +15.6% -6.6% +4.7%

2. What is the number of site based waiting list developments to which families may apply at one time? 3

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

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 3

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 3
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(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 (*New admissions take precedence over over-housed transfers*)
 - Under-housed
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)
- c. Preferences
1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is

selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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)]
NC 102-3 Locust St	28	Smallest development	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

Name, Address, and Previous Landlord Only

(2) Waiting List Organization

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

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by

the PHA contained? (select all that apply)

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

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

- Through published notices
 Other (list below)

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

Flat Rent Study performed by consultant.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. 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.)

Demolition/Disposition Activity Description
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)

Brief Statement of Progress in Meeting the Five-Year Plan Mission and Goals

The Rowan County Housing Authority has undergone extensive changes in the past year with a change in leadership as well as most senior management position. Although some progress was made in meeting goals and objectives outlined in the previous plan, the Authority has also been designated as a SEMAP-troubled agency and focus has been shifted to implementing operational plans to correct the issues related to that designation.

In this plan, we have redeveloped the five-year goals and objectives to better reflect the actual need of the community and the agency's strategy for meeting that need. In addition, we have redeveloped the annual and five-year plans under the Capital Fund Program so that we can ensure the long term viability of our properties and our communities.

The Rowan County Housing Authority is intent on addressing all items in the impending Memorandum of Understanding and being removed from the troubled list in this next fiscal year. Our goal is to return to the status of a High Performer within 24 months.

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.

The following is the criteria for substantial deviation and the definition of significant amendment:

a. Substantial Deviation from the 5-Year Plan

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

b. Significant Amendment or Modification to the Annual Plan

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. It will not be considered a significant amendment if the modification is the direct result of a change in Federal or State Regulation. A significant amendment includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$20,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: **See Section (4) below.**

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

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

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

a. Does the PHA governing board include at least one member who is directly

assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

Other (explain):

The Rowan County Housing Authority has solicited volunteers through repeated outreach to serve as a resident member of the PHA Governing Board and has not received any responses indicating interest from any participant in agency programs. The Authority will continue outreach during the coming year to try and solicit a qualified candidate to serve in this capacity.

Date of next term expiration of a governing board member: **08-31-2007 (Leda Belk)**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Rowan County Board of Commissioners; Arnold S. Chamberlain, Chairman.**

(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: (State of North Carolina)

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 2006-2010 Draft Consolidated Plan identifies the highest priority housing needs in both urban and rural areas (both, potentially apply to the Rowan County Housing Authority as the area is rural but commutable to downtown Charlotte. For urban areas, the high priority need being met by the agency is to provide rental housing to those persons at or below 30% of AMI. For rural areas, the high priority need being met by the agency is to provide rental housing to those persons at or below 50% of AMI. The planned development is also consistent with the

stated needs in the Consolidated Plan

(4) Resident Advisory Board

The following are the members of the Rowan County Housing Authority's Resident Advisory Board:

Shelby Leazer
NC 102-1

Linda Peoples
NC102-1

Robin Raines
NC102-2

Crystal Coe
NC 102-2

Shannon Morris
NC 102-2

Rahisea Chambers
NC 102-3

Victoria Jordan
NC 102-3

David Vain
NC 102-3

A meeting was held on September 1, 2005 to discuss the proposed PHA Plan and the following comments were received:

- The RAB would like to see increased security and a possible on-site deputy. [The comment does not affect the Plan but efforts will be made to enhance security. The installation of cameras is included in the Capital Plan.]
- There was significant discussion about access to the new playgrounds to balance availability with security. [This is an operational issue and is being addressed by the PHA.]
- The RAB would like to see outgoing mailboxes on the site. [The PHA will contact the U. S. Postal Service to determine how to request that.]
- A question was raised about the new deposits regarding what would happen if the existing deposit exceeds the new one. [New deposit amounts will apply to new admissions only in accordance with HUD Field Office direction.]
- A question about servicing air conditioners came up (flushing condensate drain lines). [This was referred to maintenance.]
- The RAB would like to see a confidential Comment Box. [This will be addressed by resident services staff.]
- A question was raised as to whether or not the Community Service Requirement was real. [The RAB was assured that the requirement is real].

No other comments were received regarding the plan; either from the RAB meeting or the Public Hearing (held the same day).

(5) Resident Assessment and Satisfaction Survey (RASS) Follow-up Plan

Based on the results of the RASS survey, the Rowan County Housing Authority was deficient in the area(s) of communication (70.6%), safety (69.1%), and neighborhood appearance (62.4%). The Authority expects this follow-up plan to address all factors of the recent survey.

- With regards to communication, the Authority is holding resident meetings once a month so that feedback can be addressed in a prompt manor. With these frequent meetings, the Authority hopes to establish a better line of communication and increase resident satisfaction.
- As an ongoing process, the Authority will utilize existing community sources and identify sources of funding for programs to improve service delivery. Staff will periodically conduct a customer satisfaction survey. Furthermore, staff will attend, at a minimum, two training seminars per year.
- Safety is of the utmost importance to the Authority. Proper care is taken by the maintenance department to keeping common areas clean and up to the current safety standards. Grass is mowed regularly, seating areas, recreational facilities and community buildings are checked routinely to avoid any potential problems that residents may experience. In addition, the installation of cameras is included in the Capital Fund Program and continuous efforts are being made to strengthen the Authority's relationship with local law enforcement agencies
- The staff, in consultation with the Resident Advisory Board and neighborhood representatives, will draft and promote neighborhood improvement plans for each development, thereby establishing the role of residents in achieving maximum neighborhood appeal. The Executive Director and the housing management staff will develop methods of enforcing model neighbor standards, marketing strategies and a marketing plan for future success. This will include identifying federal sources of funding for physical improvements to the housing stock. The Capital Fund Program Five-Year Plan included in the Agency Plan includes initiatives to improve the appearance of every neighborhood and this, coupled with improvements made since the survey, should result in a vast improvement of this score.

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
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	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.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	
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
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" 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)	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	grant program reports for public housing.	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 checked="" 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
	Other supporting documents (optional). List individually.	(Specify as needed)

Annual Statement/Performance and Evaluation Report

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

PHA Name: Rowan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P10250105 Replacement Housing Factor Grant No:	Federal FY of Grant: 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
1	Total non-CFP Funds				
2	1406 Operations	\$300.00			
3	1408 Management Improvements	\$17,500.00			
4	1410 Administration	\$30,700.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000.00			
8	1440 Site Acquisition	\$45,000.00			
9	1450 Site Improvement	\$13,000.00			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	\$16,000.00			
12	1470 Nondwelling Structures	\$150,000.00			
13	1475 Nondwelling Equipment	\$24,800.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$307,300.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Modernization Funds for Operations	1406	LS	\$300.00				
	Subtotal 1406			\$300.00				
	<u>Management Improvements</u>							
PHA-Wide	Staff and Commissioner Training	1408	LS	\$5,000.00				
PHA-Wide	Computer Software	1408	LS	\$2,500.00				
PHA-Wide	FSS/Supportive Service Programs	1408	LS	\$10,000.00				
	Subtotal 1408			\$17,500.00				
	<u>Administration</u>							
PHA-Wide	Executive Director (8%)	1410	LS	\$4,800.00				
PHA-Wide	Chief Financial Officer (10%)	1410	LS	\$4,600.00				
PHA-Wide	Maintenance Manager (20%)	1410	LS	\$7,600.00				
PHA-Wide	Maintenance/Modernization Clerk (50%)	1410	LS	\$13,700.00				
	Subtotal 1410			\$30,700.00				
	<u>Fees and Costs</u>							
PHA-Wide	Professional Fees for Consulting, Planning A&E, or Construction Management	1430	LS	\$10,000.00				
	Subtotal 1430			\$10,000.00				

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Site Acquisition</u>							
NC 102-3 Locust Street	Acquire Land for Construction of Community Building	1440	LS	\$45,000.00				
	Subtotal 1440			\$45,000.00				
	<u>Site Improvement</u>							
PHA-Wide	Landscaping to Improve Curb Appeal	1450	LS	\$10,000.00				
PHA-Wide	Tree Trimming, Creek Clean Out, and Other Site Work	1450	LS	\$3,000.00				
	Subtotal 1450			\$13,000.00				
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace Ranges	1465	25	\$8,000.00				
PHA-Wide	Replace Refrigerators	1465	25	\$8,000.00				
	Subtotal 1465			\$16,000.00				
	<u>Non-Dwelling Structures</u>							
NC 102-3 Locust Street	Construct Community Building for Resident Programs/Services	1470	LS	\$75,000.00				
PHA-Wide	Construct Storage Building at Central Office	1470	LS	\$75,000.00				
	Subtotal 1470			\$150,000.00				
	<u>Non-Dwelling Equipment</u>							

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program No: NC19P10250105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide 1408	6/30/07			6/30/09			
PHA-Wide 1410	6/30/07			6/30/09			
PHA-Wide 1430	6/30/07			6/30/09			
NC 102-3 - 1440	6/30/07			6/30/09			
PHA-Wide 1450	6/30/07			6/30/09			
PHA-Wide 1465	6/30/07			6/30/09			
PHA-Wide 1470	6/30/07			6/30/09			
NC 102-3 - 1470	6/30/07			6/30/09			
PHA-Wide 1475	6/30/07			6/30/09			
NC 102-3 - 1475	6/30/07			6/30/09			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Rowan County Housing Authority					<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: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009	
PHA Wide	Annual Statement	\$110,350.00	\$103,800.00	\$102,300.00	\$127,300.00	
NC102-1		\$0.00	\$15,500.00	\$0.00	\$139,600.00	
NC102-2		\$22,500.00	\$188,000.00	\$205,000.00	\$40,400.00	
NC102-3		\$174,450.00	\$0.00	\$0.00	\$0.00	
CFP Funds Listed for 5-year planning		\$307,300.00	\$307,300.00	\$307,300.00	\$307,300.00	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		<u>Dwelling Structures-1460</u>			<u>Dwelling Structures-1460</u>	
	NC 102-3	Replace Windows	\$72,000.00	NC 102-2	Replace Windows	\$188,000.00
	NC 102-3	Install Security Screens	\$51,500.00		Subtotal 1460	\$188,000.00
	NC 102-3	Replace Entry Doors	\$27,600.00			
	NC 102-3	Install Security Screen Doors	\$16,100.00			
		Subtotal 1460	\$167,200.00			
		<u>Dwelling Equipment-1465.1</u>			<u>Dwelling Equipment-1465.1</u>	
	PHA-Wide	Replace Ranges (25)	\$8,000.00	PHA-Wide	Replace Ranges (25)	\$8,000.00
	PHA-Wide	Replace Refrigerators	\$8,000.00	PHA-Wide	Replace Refrigerators	\$8,000.00
		Subtotal 1465.1	\$16,000.00		Subtotal 1465.1	\$16,000.00
		<u>Nondwelling Equipment</u>			<u>Nondwelling Equipment</u>	
	PHA-Wide	Computer Equipment	\$7,500.00	PHA-Wide	Computer Equipment	\$7,500.00
	PHA-Wide	Maintenance Equipment	\$7,500.00	PHA-Wide	Maintenance Equipment	\$7,500.00
	PHA-Wide	Furniture / Equipment for Community Centers	\$2,500.00	PHA-Wide	Furniture / Equipment for Community Centers	\$2,500.00
		Subtotal 1465.1	\$17,500.00			\$17,500.00
	Total CFP Estimated Cost		\$307,300.00			\$307,300.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		<u>Dwelling Structures-1460</u>			<u>Dwelling Structures-1460</u>	
	NC 102-2	Replace Entry Doors	\$73,200.00	NC 102-2	Install Security Screens (Phase II)	\$40,400.00
	NC 102-2	Install Security Screen Doors	\$42,700.00	NC 102-1	Replace Windows (Phase I)	\$139,600.00
	NC 102-2	Install Security Screens (Phase I)	\$89,100.00	PHA-Wide	Replace Roofs	\$25,000.00
		Subtotal 1460	\$205,000.00		Subtotal 1460	\$205,000.00
		<u>Dwelling Equipment-1465.1</u>			<u>Dwelling Equipment-1465.1</u>	
	PHA-Wide	Replace Ranges (25)	\$8,000.00	PHA-Wide	Replace Ranges (25)	\$8,000.00
	PHA-Wide	Replace Refrigerators	\$8,000.00	PHA-Wide	Replace Refrigerators	\$8,000.00
		Subtotal 1465.1	\$16,000.00		Subtotal 1465.1	\$16,000.00
		<u>Nondwelling Equipment-1475</u>			<u>Nondwelling Equipment-1475</u>	
	PHA-Wide	Computer Equipment	\$7,500.00	PHA-Wide	Computer Equipment	\$7,500.00
	PHA-Wide	Maintenance Equipment	\$7,500.00	PHA-Wide	Maintenance Equipment	\$7,500.00
	PHA-Wide	Furniture / Equipment for Community Centers	\$2,500.00	PHA-Wide	Furniture / Equipment for Community Centers	\$2,500.00
		Subtotal 1475	\$17,500.00		Subtotal 1475	\$17,500.00
	Total CFP Estimated Cost		\$307,300.00			\$307,300.00

Submission	NAHRO BUDGET ASSISTANT	
[X] Original	<i>LHA Operating Budget Software</i>	
	INITIAL DATA WORKSHEET	
[] Revision No.:		
\\NAME OF LOCAL AUTHORITY:	0	AC Contract No: A-4160
\\LOCALITY:	ROWAN COUNTY HOUSING AUTHORITY	Project Number(s): HCD65001058
1) Ending Date for:	Month (spell out), date and year:	1a) Ending Date for: Month (spell out), date and year:
REQUESTED BUDGET YEAR.....	SEPT. 30, 2006	CURRENT BUDGET YEAR..... SEPT. 30, 2005
[EXAMPLE]:	September 30, 1995	1b) Ending Date for: Month (spell out), date and year:
2) Ending Date for:	(Year only):	PREVIOUS BUDGET YEAR..... SEPT. 30, 2004
REQUESTED BUDGET YEAR.....	2006	
[EXAMPLE]:	1995	
3) No. of Units for Requested B. Y.....	194	
[EXAMPLE]:	500	
4) No. of Unit Months Available for the Requested Budget Year:	2,328	
[EXAMPLE]:	6000	
5) Reserves at the end of fiscal year	2004 equalled \$1,165,778	
6) Provision for reserve for fiscal yr Obtain from Line 800, HUD-52564 for	2005 equalled \$40,920	
7) Tenant Services (Line 230) for [Recreation, etc.]	2006 will be \$2,000	
8) Tenant Services (Line 240) for [Contract Costs, training and other]	2006 will be \$2,000	
9) Protective Services (Line 380) for [Materials]	2006 will be \$0	
10) Protective Services (Line 300) for [Contracts]	2006 will be \$0	
11) Terminal Leave Payments for [Line 430]	2006 will be \$0	
12) Other General Exp. (Line 460) for	2006 will be \$0	
13) Prior Yr Adjustmnts (Line 560) for	2006 will be \$0 (in dollars)	
14) Prior Yr Adjustmnts (Line 560) for	2005 were \$0.00 (PGM)	
15) Prior Yr Adjustmnts (Line 560) for	2004 were \$0.00 (PGM)	
16) Other Expenditures (Line 570) for	2006 will be \$0 (in dollars)	
17) Other Expenditures (Line 570) for	2005 were \$0.00 (PGM)	
18) Other Expenditures (Line 570) for	2004 were \$0.00 (PGM)	
19) Operating Subsidy (Line 680) for	2005 was \$78.37 (PGM)	
20) Operating Subsidy (Line 680) for	2004 was \$82.24 (PGM)	

Operating Budget
Schedule of All Positions and Salaries

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

OMB Approval No. 2577-0026 (Exp. 10/31/97)

Name of Housing Authority		Locality							Fiscal Year End			
ROWAN COUNTY HOUSING AUTHORITY		SALISBURY, NC 28147							SEPT. 30, 2006			
Position Title By Organizational Unit and Function	Present Salary Rate As of (date) 6/1/05	Requested Budget Year			Allocation of Salaries by Program							
		Salary Rate	No. Months	Amount	Management	Modernization	Development	Section 8 Programs	Other Programs	Longevity	Method of Allocation	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
ADMINISTRATION:												
1) Executive Director	\$60,035	\$60,035	12	\$60,035	\$36,021			\$24,014				
2) Chief Financial Officer	\$44,799	\$46,143	12	\$46,143	\$27,686			\$18,457				
3) Financial Assistant	\$28,878	\$29,744	12	\$29,744	\$17,846			\$11,898				
4) Section 8 Manager	\$38,699	\$39,860	12	\$39,860				\$39,860				
5) Housing Manager PH	\$31,838	\$32,793	12	\$32,793	\$32,793							
6) Occupancy Specialist PH	\$24,540	\$25,276	12	\$25,276	\$25,276							
7) Section 8 Inspector	\$28,190	\$29,036	12	\$29,036				\$29,036				
8) Section 8 Specialist	\$28,878	\$29,744	12	\$29,744				\$29,744				
9) Receptionist	\$20,523	\$21,139	12	\$21,139	\$12,683			\$8,456				
TOTAL ADMINISTRATION				\$313,770	\$152,305	\$0	\$0	\$161,465	\$0	\$0		
TENANT SERVICES												
TOTAL TENANT SERVICES												
UTILITY LABOR												
1)												
2)												
3)												
TOTAL UTILITY LABOR				\$0	\$0							

NO HOUSING AUTHORITY EMPLOYEE IS SERVING IN A VARIETY OF POSITIONS WHICH EXCEED 100% OF HIS/HER TIME.

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,3802)

Executive Director or Designated Official
Date

Operating Budget
Schedule of All Positions and Salaries

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

OMB Approval No. 2577-0026 (Exp. 10/31/97)

Name of Housing Authority		Locality							Fiscal Year End				
ROWAN COUNTY HOUSING AUTHORITY		SALISBURY, NC, 28147							SEPT. 30, 2006				
Position Title By Organizational Unit and Function	Present Salary Rate As of (date) 6/1/5	Requested Budget Year			Allocation of Salaries by Program								
		Salary Rate	No. Months	Amount	Management	Modernization	Development	Section 8 Programs	Other Programs	Longevity	Method of Allocation		
4	(1)	(1a)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
MAINTENANCE STAFF:													
1) Maintenance Manager	\$36,856		\$37,962	12	\$37,962	\$37,962							
2) Laborer	\$0		\$15,600	9	\$15,600	\$15,600							
3) Maintenance Mechanic I	\$28,878		\$29,744	12	\$29,744	\$29,744							
4) Maintenance Mechanic II	\$30,322		\$31,232	12	\$31,232	\$31,232							
5) Maintenance Mechanic II	\$31,080		\$32,012	12	\$32,012	\$32,012							
6) Maintenance Mechanic III	\$31,838		\$32,793	12	\$32,793	\$32,793							
TOTAL MAINTENANCE LABOR					\$179,343	\$179,343		\$0	\$0	\$0	\$0		
												NO HOUSING AUTHORITY EMPLOYEE IS SERVING IN A VARIETY OF POSITIONS WHICH EXCEED 100% OF HIS/HER TIME.	

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Executive Director or Designated Official Date

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Operating Budget
Schedule of Nonroutine Expenditures

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

OMB Approval No. 2577-0026 (Exp. 10/31/97)

me for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and review the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Object (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.
Local Housing Authority

0		ROWAN COUNTY HOUSING AUTHORITY		SALISBURY, NC		Fiscal Year Ending		SEPT. 30, 2006		
Work Project Number (1)	Description of Work Project (List Extraordinary Maintenance and Betterments and Additions separately) (2)	Housing Project Number (3)	Total Estimated Cost (4)	Percent Complete Current Budget Year End (5)	Requested Budget Year		Description of Equipment Items (List Replacement and Additions separately) (8)	Requested Budget		
					Estimated Expenditure In Year (6)	Percent Complete Year End (7)		No. Of Items (9)	Item Cost (10)	Estimated Expenditure In Year (11)
	EXTRAORDINARY MAINTENANCE									
	TOTAL EXTRAORDINARY MAINTENANCE:									
							REPLACEMENT OF EQUIPMENT			\$0
										\$0
										\$0
							TOTAL REPLACEMENT:			\$0
							BETTERMENTS & ADDITIONS			
							PLAYGROUND EQUIPMENT			\$25,000
										\$0
										\$0
							TOTAL BETTERMENTS & ADDITIONS:			\$25,000

Operating Budget
Schedule of Administration
Expenses Other Than Salary

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

OMB Approval No. 2577-0026 (exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 116 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

Name of Housing Authority:		Locality:			Fiscal Year End:	
ROWAN COUNTY HOUSING AUTHORITY		SALISBURY, NC			SEPT. 30, 2006	
(1)	(2)	(3)	(4)	(5)	(6)	
Description	Total	Management	Development	Section 8	Other	
1 Legal Expense (see Special Note in Instructions)	\$15,000	\$7,200	\$0	\$7,800	\$0	
2 Training (list and provide justification)	\$5,000	\$2,400	\$0	\$2,600	\$2,600	
3 Travel						
Trips to Conventions and Meetings (list and provide just.)	\$15,000	\$7,200	\$0	\$7,800	\$0	
4 Other Travel:						
Outside Area of Jurisdiction	\$500	\$240	\$0	\$260	\$0	
Within Area of Jurisdiction	\$500	\$240	\$0	\$260	\$0	
6 Total Travel	\$16,000	\$7,680	\$0	\$8,320	\$0	
7 Accounting	\$7,500	\$3,600	\$0	\$3,900	\$0	
8 Auditing	\$8,000	\$3,840	\$0	\$4,160	\$0	
9 Sundry						
Rental of Office Space	\$0	\$0	\$0	\$5,000	\$0	
10 Publications	\$1,000	\$480	\$0	\$520	\$520	
11 Membership Dues and Fees (list orgn. and amount)	\$2,500	\$1,200	\$0	\$1,300	\$0	
12 Telephone, Fax, Electronic Communications	\$20,000	\$9,600	\$0	\$10,400	\$0	
13 Collection Agent Fees and Court Costs	\$1,500	\$1,500	\$0	\$0	\$0	
14 Administrative Services Contracts (list and provide just.)	\$41,400	\$19,872	\$0	\$21,528	\$0	
15 Forms, Stationary and Office Supplies	\$25,000	\$12,000	\$0	\$13,000	\$0	
16 Other Sundry Expense (provide breakdown)	\$20,000	\$9,600	\$0	\$0	\$0	
17 Total Sundry	\$111,400	\$53,472	\$0	\$51,748	\$0	
18 Total Administration Expense Other Than Salaries	\$162,900	\$78,192	\$0	\$78,528	\$0	

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative and Date:

Operating Budget

Summary of Budget Data and Justifications

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

OMB Approval No. 2577-0026 (exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 116 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

Name of Local Housing Authority	Locality	Fiscal Year Ending:
ROWAN COUNTY HOUSING AUTHORITY	SALISBURY, NC	SEPT. 30, 2006

Operating Receipts

Dwelling Rental: Basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of latest available total HA monthly rent roll, the number of dwelling units available for occupancy and the number accepted for the same month end. Cite HA policy revisions and economic and other factors which may result in a greater average monthly rent roll during the Requested Budget Year. For Section 23 Leased housing, state the number of units under lease, the PUM lease price, and whether or not the cost of utilities is included. If not included, explain method for payment at utility costs by HA and/or tenant.

Monthly Rent Roll as of: 1-Apr 2005 equals 9,630 divided by 183 occupied units = \$52.62 Avg. Monthly Dwelling Rental (AMDR)
 times 1.03 Change Factor, X 97% Occupancy Rate, equals 52.57 times 2,328 Unit Months Available
 equals \$122,383

Excess Utilities: (Section 23 Leased housing.) Check appropriate spaces in item 1, and explain "Other". Under item 2, explain basis for determining excess utility consumption. For e: Gas; individual check meters at OH-100-1, proration of excess over allowances at OH-100-2, etc. Cite effective date of present utility allowances. Explain anticipated changes in allowances or other factors which will cause a significant change in the total amount of excess utility charges during the Requested Budget Year.

1. Utility Services Surcharged: Gas [] Electricity [X] Other [] (Specify) _____
2. Comments:

Nondwelling Rent: (Section 23 Leased housing.) Complete Item 1, specifying each space rented, to whom, and the rental terms. For example, Community Building Space - Nursery School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting estimated Non-dwelling Rental Income.

1.	Space Rented	To Whom	Rental Terms
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

2. Comments

Nondwelling Rent estimated in the amount of: \$0

Interest on General Fund Investments: State the amount of present General Fund investment and the percentage of the General Fund it represents. Explain circumstances such as increased or decreased operating reserves, dwelling rent, operating expenditures, etc., which will affect estimated average monthly total investments in the Requested Budget Year. Explain basis for distribution of interest income between housing programs.

Estimated Cash Avail. for Investment c \$950,000 times Estimated Average T-Bill Rate of 1.50%
 equals \$14,250 which is 6.12 PUM times 2,328 Unit Months Available
 equals \$14,250

Other Comments on Estimates of Oper. Receipts Give comments on all other significant sources of income which will present a clear understanding of the HA's prospective Operating Receipts situation during the Requested Budget Year. For Section 23 Leased housing explain basis for estimate of utility charges to tenants.

Based on current trends estimated at 17.00 PUM X 2,328 UM **Gross Amt. \$39,576** minus pass-throughs of: **Net Amt. \$39,576**

=====
\$39,576 PUM equals **\$17.00**
 =====

Operating Expenditures

Summary of Staffing and Salary Data

Complete the summary below on the basis of information shown on form HUD-52566, Schedule of All Positions and Salaries, as follows:

- Column (1) Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.
- Column (2) Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to mgmt. at the rate of 80%, 70%, and 50% respectively. Thus, the equivalent full-time positions is two. (8/10 + 7/10 + 5/10).
- Column (3) Enter the portion of total salary expense shown in Column (5) or (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing.
- Column (4) Enter the portion of total salary expense shown in Column (5) or (10), form HUD-52566, allocable to Section 23 Leased housing in management.
- Column (5) Enter the portion of total salary expense shown in Column (5) or (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).
- Column (6) Enter the portion of total salary expense shown in Column (5) or (9), form HUD-52566, allocable to Section 8 programs.

Note: The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 must be equitably distributed to account lines **Ordinary Maintenance and Operation--Labor, Extraordinary Maintenance Work Projects, and Betterments and Additions Work Projects.**

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	HUD-Aided Management Program			
			Salary Expense			
			Management (3)	Section 23 Leased Hsg. (4)	Modernization Programs (5)	Section 8 Program (6)
Administration--Nontechnical Salaries (1)	9	4.32	\$152,305		\$0	\$161,465
Administration--Technical Salaries (1)						
Ordinary Maintenance and Operation--Labor (1)	5	4.75	\$179,343			
Utilities--Labor (1)			\$0			
Other (Specify) (Tenant Services, Legal, etc.) (1)	0	0.00	\$0			
Extraordinary Maintenance Work Projects (2)						
Betterments and Additions Work Projects (2)						

1 Carry forward to the appropriate line on HUD-52564, the amount of salary expense shown in Column (3) on the corresponding line above. Carry forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget) the amount of salary expense shown in Column (4) on the corresponding line above.

2 The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Betterments and Additions Work Projects is to be included in the cost of each individual project to be performed by the HA Staff, as shown on HUD-52567.

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-52158) and justify all deviations from these rates.

Refer to HUD - 52566 (Schedule of All Positions and Salaries)

Travel, Publications, Membership Dues and Fees, Trone and Telegraph and Sundry: In addition to "Justification for Travel to Conventions and Meetings" shown on form HUD-52571, give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for these accounts in the Current Budget Year. Explain basis for allocation of each element of these expenses.

Refer to HUD-52571 (Administrative Expenses Other Than Salaries)

Utilities: Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for each utility service in the Current Budget Year. Describe and state estimated cost of each element of "Other Utilities Expense".

Refer to HUD-52722A (Calculation of Allowable Utilities Expense Level)

Ordinary Maintenance and Operation -- Materials: Give an explanation of substantial Requested Budget Year estimated PUM increases over the PUM rate of expenditures for materials in the Current Budget Year.

Materials Estimated at: \$51,216

Based on current trends estimated at 22.00 x 2,328

Ordinary Maintenance and Operation -- Contract CcList each ordinary maintenance and operation service contracted for and give the estimated cost for each. Cite and justify new contract services proposed for the Requested Budget Year. Explain substantial Requested Budget Year increases over the PUM rate of expenditure for Contract Services in the Current Budget Year. If LHA has contract for maintenance of elevator cabs, give contract cost per cab.

Plumbing	\$10,000	Miscellaneous	\$15,000
Electrical	\$10,000	Painting	\$10,000
Heating/refrigeration	\$10,000		
Extermination	\$8,000		
Garbage	\$12,000	TOTAL CONTRACTS:	=====
Locksmith	\$1,000		\$76,000

Insurance Give an explanation of substantial Requested Budget Year estimated increases in the PUM rate of expenditures for insurance over the Current Budget Year. Cite changes in coverage, premium rates, etc.

NCHARRP **\$40,000**

TOTAL INSURANCE: **=====**
\$40,000

Employee Benefit Contribution List all Employee Benefit plans participated in. Give justification for all plans to be instituted in the Requested Budget Year for which prior HUD concurrence has not been given.

FICA:	7.65% X Total Payroll of	\$331,648	equals:	\$25,371 per year
	=====			
Health Insurance			equals	\$65,304 per year
Retirement:	9.15% X Total Payroll of	\$331,648	equals:	\$30,346 per year
	=====			
		TOTAL BENEFITS:		===== \$121,021

Collection Losses: State the number of tenants accounts receivable to be written off and the number and total amount of all accounts receivable for both present and vacated tenants as of the month in which the estimate was computed.

Estimated at: **\$2,500 for the Requested Budget Year.**
=====

Extraordinary Maintenance, Replacement, and Betterments and Additions: Cite prior HUD approval or give justification for each nonroutine work project included in the Requested Budget and for those for future years which make up the estimate on form HUD-52570. Justifying information incorporated on or attached to form HUD-52567 need not be repeated here.

See HUD 52567 (Schedule of Nonroutine Expenditures)

Contracts: List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.

N/A

**Calculation of Allowable
Utilities Expense Level**

PIA/IIHA-Owned Rental-Housing
Performance Funding System

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

OMB Approval No. 2577-0029 (exp. 8/31/89)

Public Housing Agency/Indian Housing Authority		Old Project Numbers (Data listed on lines 1,2,3)		New Project Numbers (data listed on line 8)		Fiscal Year Ending 6/30/2005	Submission	
ELIZABETH CITY HOUSING AUTHORITY		NC02600106J					[X] Original	
						AC Contract Number A-2613	[] Revision No. :	
Line No.	Description	Unit Months Available	Water Consumption	Electricity Consumption	Gas Consumption	Fuel (specify type e.g., oil, coal, wood)		
(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
01	UMA and actual consumption for old project for 12 months period which ended 12 months before the Requested Budget Year. <small>2004</small>	3,960	20,029	4,818,138	3,066	ROLLING BASE FROZEN		
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year. <small>2003</small>	3,960	20,029	4,818,138	3,066			
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year. <small>2002</small>	3,960	20,029	4,818,138	3,066			
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	11,880	60,087	14,454,414	9,198	0		
05	Estimated Units Months available for old projects for Requested Budget Year.	3,960						
06	Ratio of Unit months available for old projects (line 04 divided by line 05 of column 3).	3						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	3,960	20,029	4,818,138	3,066	0		
08	Estimated UMA and consumption for new projects.							
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08)	3,960	20,029	4,818,138	3,066	0		
10	Estimated cost of consumption on line 09 for Requested Budget Year (see instructions).	Costs	\$175,254	\$479,405	\$3,526			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	\$658,185						
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3).	\$166.21						
12a	Rate		\$8.75000	\$0.09950	\$1.15000			
12b	Unit of Consumption		Gallon	Kwh	100Cu.Ft.			

0
 Form HUD-52723--Part D--Add-Ons
 for the Fiscal Year Ending: SEPT. 30, 2006

Line 25 - FICA Contributions

Base Yr. Rate	5.85%	Base Year Base	\$14,100 (e.g., Maximum Wage)
2006 Rate	7.65%	2006 Base	\$60,600 (e.g., Maximum Wage)

Wages Subject to FICA:

<u>Salary Category</u>	<u>Using 2006 Base</u>	<u>Using Base Yr. Base</u>
Administration	\$152,305	\$ 482,969
Tenant Services	\$0	\$ 26,362
Utility Labor	\$0	\$ 0
Maintenance	\$179,343	\$ 359,477
	=====	=====
TOTAL:	\$331,648	\$ 868,808

<u>Wages</u>	X	<u>Rate</u>	=	<u>FICA</u>
2006	\$331,648	X	7.65%	= \$25,371
Base	\$868,808	X	5.85%	= \$50,825
				=====
				(\$25,454)

LINE 25, HUD-52723 = (\$25,454)

Line 26 - Unemployment Compensation

2006 Rate	0.00%	2006 Maximum Wage of	\$0
-----------	-------	----------------------	-----

Wages Subject to SUTA:

<u>Salary Category</u>	<u>2006 Budget</u>
Administration	\$ 42,000
Tenant Services	\$ 0
Utility Labor	\$ 0
Maintenance	\$ 66,832
	=====
TOTAL:	\$108,832 573 pg. 4)

<u>Wages</u>	X	<u>Rate</u>	=	<u>Unemployment</u>
2006	\$108,832	X	0.00%	= \$0
				=====
				\$0

LINE 26, HUD-52723 = \$0

Operating Budget

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

OMB Approval No. 2577-0026 (exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 116 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

a. Type of Submission [X] Original [] Revision No. :		b. Fiscal Year Ending SEPT. 30, 2006	c. No. of months [X] 12 mo.	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership	
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) ROWAN COUNTY HOUSING AUTHORITY					
f. Address (city, State, zip code) SALISBURY, NC 28147					
g. ACC Number A-4317		h. PAS/LOCCS Project No. NC10200406S		i. HUD Field Office Greensboro, NC	

j. No. of Dwelling Units 194	k. No. of Unit Months Available 2,328	m. No. of Projects 3	
---------------------------------	--	-------------------------	--

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2004 PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget Yr. 2005 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserves						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or Deficit) in Break-Even Amount						
060	7790	Homebuyers Monthly Payments (Contra)						
Operating Receipts								
070	3110	Dwelling Rentals	\$0.00	\$107.39	\$52.57	\$122,380		
080	3120	Excess Utilities	\$0.00	\$0.00	\$0.00	\$0		
090	3190	Nondwelling Rentals	\$0.00	\$0.00	\$0.00	\$0		
100	Total	Rental Income (sum of lines 070, 080, and 090)	\$0.00	\$107.39	\$52.57	\$122,380		
110	3610	Interest on General Fund Investments	\$0.00	\$0.86	\$6.12	\$14,250		
120	3690	Other Operating Receipts	\$0.00	\$19.33	\$17.00	\$39,580		
130	Total	Operating Income (sum of lines 100, 110, and 120)	\$0.00	\$127.58	\$75.69	\$176,210		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	\$0.00	\$49.75	\$65.42	\$152,305		
150	4130	Legal Expense	\$0.00	\$1.72	\$3.09	\$7,200		
160	4140	Staff Training	\$0.00	\$6.87	\$1.03	\$2,400		
170	4150	Travel	\$0.00	\$2.58	\$3.30	\$7,680		
180	4170	Accounting Fees	\$0.00	\$9.66	\$1.55	\$3,600		
190	4171	Auditing Fees	\$0.00	\$1.72	\$1.65	\$3,840		
200	4190	Other Administrative Expenses	\$0.00	\$34.36	\$22.97	\$53,470		
210	Total	Administrative Expense (sum of line 140 thru 200)	\$0.00	\$106.66	\$99.01	\$230,495		
Tenant Services:								
220	4210	Salaries	\$0.00	\$10.74	\$0.00	\$0		
230	4220	Recreation, Publications and Other Services	\$0.00	\$2.14	\$2.15	\$5,000		
240	4230	Contract Costs, Training and Other	\$0.00	\$0.00	\$2.15	\$5,000		
250	Total	Tenant Services Expense (sum of lines 220, 230, 240)	\$0.00	\$12.88	\$4.30	\$10,000		
Utilities:								
260	4310	Water	\$0.00	\$64.43	\$61.16	\$142,380		
270	4320	Electricity	\$0.00	\$15.03	\$14.64	\$34,080		
280	4330	Gas	\$0.00	\$0.00	\$0.00	\$0		
290	4340	Fuel	\$0.00	\$0.00	\$0.00	\$0		
300	4350	Labor	\$0.00	\$0.00	\$0.00	\$0		
310	4390	Other utilities expense	\$0.00	\$0.00	\$0.00	\$0		
320	Total	Utilities Expense (sum of line 260 thru line 310)	\$0.00	\$79.46	\$75.80	\$176,460		

ship

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2004 PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. 2005 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (To Nearest \$10) (5)	PUM (6)	Amount (To Nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	\$0.00	\$66.12	\$77.04	\$179,343		
340	4420	Materials	\$0.00	\$23.62	\$22.00	\$51,220		
350	4430	Contract Costs	\$0.00	\$29.21	\$32.65	\$76,000		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	\$0.00	#####	\$131.69	\$306,563		
Protective Services:								
370	3110	Labor	\$0.00	\$0.00	\$0.00	\$0		
380	3120	Materials	\$0.00	\$0.00	\$0.00	\$0		
390	3190	Contract Costs	\$0.00	\$0.00	\$0.00	\$0		
400	Total	Protective Service Expense (sum of lines 370 to 390)	\$0.00	\$0.00	\$0.00	\$0		
General Expense:								
410	4510	Insurance	\$0.00	\$27.92	\$17.18	\$40,000		
420	4520	Payments in Lieu of Taxes	\$0.00	\$0.00	\$0.00	\$0		
430	4530	Terminal Leave Payments	\$0.00	\$0.00	\$2.15	\$5,000		
440	4540	Employee Benefit Contributions	\$0.00	\$42.95	\$49.35	\$114,890		
450	4570	Collection Losses	\$0.00	\$10.74	\$1.07	\$2,500		
460	4590	Other General Expense	\$0.00	\$0.00	\$0.00	\$0		
470	Total	General Expense (sum of lines 410 to 460)	\$0.00	\$81.61	\$69.76	\$162,390		
480	Total	Routine Expense (sum of lines 210,250,320,360,400, and 470)	\$0.00	\$399.56	\$380.55	\$885,908		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)						
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	\$0.00	\$0.00	\$0.00	\$0		
520	7520	Replacement of Nonexpendable Equipment	\$0.00	\$0.00	\$0.00	\$0		
530	7540	Betterments and Additions	\$0.00	\$0.00	\$10.74	\$25,000		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	\$0.00	\$0.00	\$10.74	\$25,000		
550	Total	Operating Expenditures (sum of lines 500 and 540)	\$0.00	\$399.56	\$391.29	\$910,908		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	\$0.00	\$0.00	\$0.00	\$0		
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Year						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus 570)	\$0.00	\$399.56	\$391.29	\$910,908		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	\$0.00	(\$271.98)	(\$315.59)	(\$734,698)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned - Leased Projects:Current Yr						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op.Sub:-Cur.Yr. (before year-end adj)			\$333.03	\$775,292		
640		Mandatory PFS Adjustments (net):			\$0.00	\$0		
650		Other (specify): 11% UNFUNDED			(\$36.63)	(\$85,282)		
660		Other (specify):						
670		Total Year-end Adjustments/Other (plus or minus 640-660)	\$0.00	\$0.00	(\$36.63)	(\$85,282)		
680	8020	Total Operating Subsidy-current year (630 plus or minus 670)	\$0.00	#####	\$296.40	\$690,010		
690	Total	HUD Contributions (sum of lines 620 and 680)	\$0.00	#####	\$296.40	\$690,010		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	\$0.00	\$27.86	(\$19.19)	(\$44,688)		

-5408

Name of PHA / IHA ROWAN COUNTY HOUSING AUTHORITY	Fiscal Year Ending 30-Sep-06
--	--

		Operating Reserve	PHA/IHA Estimates	HUD Modifications
		Part I - Maximum Operating Reserve - End of Current Budget Year		
740	2821	PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564	\$442,954	

		Part II - Provision for and Estimated or Actual Operating Reserve at FY End		
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date: SEPT. 30, 2004)	\$608,259	
790		Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE SEPT. 30, 2005 <input type="checkbox"/> Actual for FYE SEPT. 30, 2005	\$66,363	
800		Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE SEPT. 30, 2005 <input type="checkbox"/> Actual for FYE SEPT. 30, 2005	\$674,622	
810		Provision for Operating Reserve - Requested Budget Year Estimated for SEPT. 30, 2006 Enter Amount from Line 700	(\$44,688)	
820		Operating Reserve at End of Requested Budget Year Estimated for FYE SEPT. 30, 2006 (Sum of lines 800 and 810)	\$629,933	
830		Cash Reserve Requirement: 0% of line 480	142.21%	

Comments

PHA / IHA Approval

Name Sara Potts
 Title Interim Executive Director
 Signature _____ Date 06/23/05

Field Office Approval

Name _____
 Title _____
 Signature _____ Date _____

FINAL REPORT

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

PHA Name: ROWAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NC19P10250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
--	---	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 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
1	Total non-CFP Funds	0			
2	1406 Operations	67,460	78,442	78,442	78,441.52
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs	33,446	33,446	33,446	33,446.00
4	1410 Administration	20,000	20,000	20,000	20,000.00
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	184,710	114,245	114,245	114,245.49
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0	59,207	59,207	59,206.78
13	1475 Nondwelling Equipment	66,740	67,016	67,016	67,016.21
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			

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

PHA Name: ROWAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NC19P10250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
--	--	---

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
17	1495.1 Relocation Costs	0	0	0	0.00
18	1499 Development Activities	0	0	0	0.00
19	1502 Contingency	0	0	0	0.00
21	Amount of Annual Grant: (sum of lines.....)	372,356	372,356	372,356	372,356.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	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: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250101 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	
HA Wide	<u>Operations</u>								
	Resident Services Coordinator salary/benefits; resident services programs		1406		67,460	78,442	78,442	78,441.52	Complete
	Subtotal Acct 1406				67,460	78,442	78,442	78,441.52	
HA-Wide	<u>Management Improvements</u>		1408						
	Computer software training				28,446	28,446	28,446	28,446.00	Complete
	Consultant fees				3,000	3,000	3,000	3,000.00	Complete
	Employee Training				2,000	2,000	2,000	2,000.00	Complete
	Subtotal Acct 1408				33,446	33,446	33,446	33,446.00	
HA-Wide	<u>Administration</u>		1410						
	Salary proration for Executive Director and Maintenance Director				20,000	20,000	20,000	20,000.00	Complete
	Subtotal Acct 1410				20,000	20,000	20,000	20,000.00	

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250101 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
HA-Wide	<u>Fees and Costs</u>		1430						
	Hire Consultant for needs assessment / 5 year plan				0				
	A/E Fees				0				
	Subtotal Acct 1430				0				
	<u>Site Improvements</u>		1450						
NC 102-5									
Running Brook	Handrails				5,003	5,003	5,003	5,003.00	Complete
HA-Wide	Landscaping – General preparation and overseeding of full site – minimal grading				60,000	0.	0	0	Deferred
HA-Wide	General landscaping at strategic areas along building corners, etc. and brick and iron fence				82,896	72,431	72,431	72,431.49	Complete
	Subtotal Acct 1450				147,899	77,434	77,434	77,434,.49	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ROWAN COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NC19P10250101 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
NC 102-5 Grant Street	Provide concrete patios on front; rework walks, steps, etc., as needed		1450		17,500	17,500	17,500	17,500.00	Complete
NC 102-5 Kannapolis	Provide concrete patios on front; rework walks, steps, etc., as needed				12,603	12,603	12,603	12,603.00	Complete
NC 102-5 Grant Street	Repair damaged concrete walks and provide additional walks at Bldg 20-21				0				
HA-Wide	Replace Mail Boxes & Covers and upgrade cover @ Weant St.)				6,708	6,708	6,708	6,708.00	Complete
	Subtotal Acct 1450				36,811	36,811	36,811	36,811.00	
	Total Acct 1450				184,710	114,245	114,245	114,245.49	

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

PHA Name: ROWAN COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NC19P10250101 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	
HA-Wide	Maintenance Facility		1470							
	Maintenance facility					0			Complete	
	Subtotal Acct 1470					0				
HA-Wide	<u>Nondwelling Equipment</u>		1475							
	Tractor w/loader and trailer					22,000	32,500	32,500	32,500.21	Complete
	Maintenance Vehicle					44,740	34,516	34,516	34,516.00	Complete
	Subtotal Acct 1475					66,740	67,016	67,016	67,016.21	
	Grand Total					372,356	372,356	372,356	372,356.00	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2005 <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	70,000	70,000	70,000.00	70,000.00	
3	1408 Management Improvements	31,500	6,500	6,500.00	6,500.00	
4	1410 Administration	6,056	6,056	6,056.00	6,056.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	7,495	0	0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	26,890	75,890	75,890.00	75,890.00	
13	1475 Nondwelling Equipment	111,320	101,825	101,825.00	21,179.77	
14	1485 Demolition					
15	1490 Replacement Reserve	82,010	75,000	75,000.00	75,000.00	
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	335,271	335,271	335,271.00	254,625.77	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security—Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide NC102-5	<u>Operations</u>	1406	Lump Sum					
	Resident Services Coordinator salaries/benefits and program costs			70,000	70,000	70,000.00	70,000.00	100%
	Subtotal Acct 1406			70,000	70,000	70,000.00	70,000.00	
HA Wide NC102-5	<u>Management Improvements</u>	1408	Lump Sum					
	Employee and Commissioner training			6,500	6,500	6,500.00	6,500.00	100%
	Resident services / computer lab equipment		Lump Sum	25,000	0	0.00	0.00	Planning
	Subtotal Acct 1408			31,500	6,500	6,500.00	6,500.00	
HA Wide NC102-5	<u>Administration</u>	1410	Lump Sum					
	Proration of Executive Director & Maintenance Director salaries & benefits to CFP			6,056	6,056	6,056.00	6,056.00	100%
	Subtotal Acct 1410			6,056	6,056	6,056.00	6,056.00	

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide NC102-5	<u>Site Improvements</u>	1450						
	Fencing at Grant Street		Lump Sum	0	0	0.00	0.00	Deleted
	Security lighting		Lump Sum	0	0	0.00	0.00	Deleted
	Repair cracked stairs		Lump Sum	0	0	0.00	0.00	Deleted
	Bury downspouts		Lump Sum	0	0	0.00	0.00	Deleted
	Repair/replace parking lots		Lump Sum	0	0	0.00	0.00	Deleted
	Install gutter guards		Lump Sum	0	0	0.00	0.00	Deleted
	Cover creek		Lump Sum	0	0	0.00	0.00	Deleted
	Subtotal Acct 1450			0	0	0.00	0.00	
HA Wide NC102-5	<u>Dwelling Structures</u>	1460						
	Enclose stairwells		Lump Sum	0	0	0.00	0.00	Deleted
	Install fire stops in kitchens		Lump Sum	7,495	0	0.00	0.00	Moved to Operating Fund
	Subtotal Acct 1460			7,495	0	0.00	0.00	
HA Wide NC102-5	<u>Dwelling Equipment</u>	1465.1						
	Replace appliances as needed		Lump Sum	0	0	0.00	0.00	Deleted
	Subtotal Acct 1465.1			0	0	0.00	0.00	

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide NC102-5	<u>Non Dwelling Structures</u>	1470						
	Laundry/store facility			0	0	0.00	0.00	Deleted
	Maintenance/storage facility (partial cost)			26,890	75,890	75,890.00	75,890.00	100%
	Subtotal Acct 1470			26,890	75,890	75,890.00	75,890.00	
HA Wide NC102-5	<u>Non-Dwelling Equipment</u>	1475						
	Transportation Vehicles – 22 passenger bus		1	51,000	0	0.00	0.00	Moved
	Utility Tractor and accessories		Lump Sum	21,180	21,180	21,179.77	21,179.77	100%
	Lawn mowers (2)		2	15,140	0	0.00	0.00	Moved to Operating Fund
	Maintenance vehicle		1	24,000	16,007	16,007.00	0.00	
	Replace Playground Equipment		Lump Sum	0	64,638	64,638.23	0.00	
	Subtotal Acct 1475			111,320	101,825	101,825.00	21,179.77	<i>Revision 2 Figures did not equal the total.</i>

Annual Statement/Performance and Evaluation Report

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2005 <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	5,000		5,000.00	5,000.00
3	1408 Management Improvements	16,500		0.00	0.00
4	1410 Administration	7,000		7,000.00	7,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	18,100		0.00	0.00
10	1460 Dwelling Structures	140,000		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	7,500		0.00	0.00
12	1470 Nondwelling Structures	32,403		28,384.00	0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	39,616		39,616.00	39,616.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	266,119		80,000.00	51,616.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide NC102-5	<u>Operations</u>	1406	Lump Sum					Complete
	Public Housing Operations			5,000		5,000.00	5,000.00	
	Subtotal Acct 1406			5,000		5,000.00	5,000.00	
HA Wide NC102-5	<u>Management Improvements</u>	1408	Lump Sum					Planning
	Employee and Commissioner training; computer hardware and software; maintenance training			16,500		0.00	0.00	
	Subtotal Acct 1408			16,500		0.00	0.00	
HA Wide NC102-5	<u>Administration</u>	1410	Lump Sum					Complete
	Proration of Executive Director & Maintenance Director salaries & benefits to administer CFP			7,000		7,000.00	7,000.00	
	Subtotal Acct 1410			7,000		7,000.00	7,000.00	

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide NC102-5	<u>Site Improvements</u>	1450						Planning
	Install railing on retaining wall @ Running Brook		Lump Sum	8,100		0.00	0.00	
	Grading, landscaping at all sites		Lump Sum	10,000		0.00	0.00	
	Subtotal Acct 1450			18,100		0.00	0.00	
HA Wide NC102-5	<u>Dwelling Structures</u>	1460						Planning
	Convert dwelling units to tenant supplied utilities		Lump Sum	15,000		0.00	0.00	
	Upgrade HVAC units		10 units	15,000		0.00	0.00	
	Enclose A/C units @ Kannapolis		94 units	25,000		0.00	0.00	
	Install shutter/awnings @ Kannapolis		94 units	30,000		0.00	0.00	
	Enclose A/C units @ Grant Street		100 units	25,000		0.00	0.00	
	Install shutter/awnings @ Grant St.		100 units	30,000		0.00	0.00	
	Subtotal Acct 1460			140,000		0.00	0.00	
HA Wide NC102-5	<u>Dwelling Equipment</u>	1465.1						Planning
	Replace refrigerators		10	4,000		0.00	0.00	
	Replace ranges		10	3,500		0.00	0.00	
	Subtotal Acct 1465.1			7,500		0.00	0.00	

Final Report

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

PHA Name: Rowan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P10250203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	56,207		56,207	56,207
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	56,207		56,207	56,207
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/04 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Rowan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P10250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
---	--	----------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/2005
 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	5,000		5,000.00	5,000.00
3	1408 Management Improvements	6,500		0.00	0.00
4	1410 Administration	7,000		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve	282,908		282,908.00	282,908.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	311,408		287,908.00	287,908.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250104 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	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>							
	P H Operations	1406	LS	5,000		5,000.00	5,000.00	
	Subtotal Acct 1406			5,000		5,000.00	5,000.00	
HA Wide	<u>Management Improvements</u>							
	Computer software upgrades	1408	LS	6,500		0.00	0.00	
	Subtotal Acct 1408			6,500		0.00	0.00	
HA Wide	<u>Administration</u>							
	Salaries/benefits for administration of CFP Program	1410	LS	7,000		0.00	0.00	
	Subtotal Acct 1410			7,000		0.00	0.00	

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

PHA Name: Rowan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P10250104 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	Funds Obligated	Funds Expended	
HA Wide	<u>Non-Dwelling Equipment</u>							
	Computer Hardware upgrades	1475		10,000		0.00	0.00	
	Subtotal Acct 1475			10,000		0.00	0.00	
HA Wide	<u>Replacement Reserve</u>		LS					
	Set aside of funds for future roof replacement, dwelling unit renovations & site improvements	1490		282,908		282,908.00	282,908.00	
	Subtotal Acct 1490			282,908		282,908.00	282,908.00	
	Grand Total			311,408		287,908.00	287,908.00	

