

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2006

**Housing Authority of the City of Wilmington, NC– nc001v02
Wilmington, NC**

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Wilmington, NC

PHA Number: NC001

PHA Fiscal Year Beginning: 4/2006

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website www.wha.net/2006agencyplan
- Other (list below)

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

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

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

A. Mission

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

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

The Wilmington Housing Authority is a leader in promoting affordable housing opportunities for low and moderate-income families and is committed to offering quality housing choices and economic opportunities for the residents of Wilmington.

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)
Acquire land for possible future WHA development
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 89 (2004 Score)
Note: WHA has not received score for 2005 at the submission of this document.

- 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)

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

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

Other PHA Goals and Objectives: (list below)

1. The Authority will apply for a HOPE VI demolition and revitalization Grant.
2. Complete the construction of 40 homeownership/lease purchase units at Jervay.
3. Begin construction of 144 units of elderly/handicapped disabled and family housing at Robert R. Taylor Homes site utilizing Low Income Housing Tax Credits. The 144 units include 96 elderly, handicapped and disabled units and 48 family units.
4. Obtain conventional financing to construct 72 units of market rate housing at Robert R. Taylor Homes site.
5. Submit a Low Income Tax Credit Application to the North Carolina Housing Finance Agency to construct affordable rental units at the Winfield Smith site as part of the Robert R. Taylor Homes Revitalization Plan and at Nesbitt Courts and other locations as needed.
6. The Authority will demolish Nesbitt Courts and develop a mixed income community on the site.
7. The Authority may dispose of other properties in their inventory, which may not be under an ACC agreement, such as 1108 Princess Street, as the needs of the Authority are evaluated and determined throughout the year.
8. As the needs of the Authority are evaluated, the Authority may acquire additional office space.

ATTACHMENT: nc001c01 – Brief Summary in meeting WHA’s Goals

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	5
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	27
6. Grievance Procedures	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	33
9. Designation of Housing	40
10. Conversions of Public Housing	41
11. Homeownership	41
12. Community Service Programs	45
13. Crime and Safety	48

14. Pets (Inactive for January 1 PHAs) Attachment nc001i01	50
15. Civil Rights Certifications (included with PHA Plan Certifications)	50
16. Audit	50
17. Asset Management	51
18. Other Information	51

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration n/a
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- nc001a01: FY 2006 Capital Fund Program Annual Statement
- nc001b01: FY 2006 Capital Fund Program 5 Year Action Plan
- nc001c01: Brief Summary in meeting its Missions and Goals
- nc001d01: Resident Membership of PHAs Governing Board
- nc001e02 Membership of Resident Advisory Board
- nc001f01: Implementation of Public Housing Resident Community Service
- nc001g01: Section 8 Homeownership Capacity Statement
- nc001h01: Comments of Resident Advisory Board
- nc001i01: Pet Policy Statement
- nc001j01: Voluntary Conversion Initial Assessment
- nc001k01: (6) Deconcentration and Income Mixing Template
- nc001l01: Performance Evaluation Reports for Period Ending 9/30/05
FFY2001-2005 Capital Fund Programs
FFY2002; 2003; 2004; 2005 RHF Grant Programs
- nc001m01: Community Services and FSS Programs
- nc001n01: Project Based Assistance Statement

Optional Attachments:

- PHA Management Organizational Chart
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <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 <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Income Analysis of Public Housing Covererd Developments	Annual Plan
X	RASS Follow-Up Plan	Annual Plan
X	WHA Reorganization Plan	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5,915	5	4	4	N/A	N/A	N/A
Income >30% but <=50% of AMI	4,104	5	4	3	N/A	N/A	N/A
Income >50% but <80% of AMI	5,101	3	3	2	N/A	N/A	N/A
Elderly	3,193	5	5	5	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity W	17,260	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity B	5,620	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity H	575	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: City of Wilmington North Carolina Community Development Block Grant and Home Annual Action Plan For FY 2005-2006.
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2000
- American Housing Survey data
 Indicate year:
- Other housing market study
 Indicate year:
- Other sources: (list and indicate year of information)

B. 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 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	1,481		850
Extremely low income <=30% AMI	1,154	77.9	
Very low income (>30% but <=50% AMI)	249	16.8	
Low income (>50% but <80% AMI)	78	5.3	
Families with children	77	52.2	
Elderly families	12	8.0	
Families with Disabilities	56	38.1	

Housing Needs of Families on the Waiting List			
Race/ethnicity W	524	35.4	
Race/ethnicity B	904	61.1	
Race/ethnicity I	13	.9	
Race/ethnicity A/P	39	2.7	
Characteristics by Bedroom Size (Section 8-tenant based Housing Only)			
1BR	551	37.2	
2 BR	367	24.8	
3 BR	381	25.7	
4 BR	133	.9	
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 3 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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</p>			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	354		354
Extremely low income <=30% AMI	285	80.5	
Very low income (>30% but <=50% AMI)	62	17.5	
Low income (>50% but <80% AMI)	5	1.4	
Other	2	.6	
Families with children	181	51.1	
Elderly families	.16	4.5	
Families with Disabilities	86	24.3	
Race/ethnicity W	76	21.5	
Race/ethnicity B	276	78.0	
Race/ethnicity Indian/Alaskan	2	.6	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	155	43.8	
2 BR	119	33.6	
3 BR	63	17.8	
4 BR	14	4.0	
5 BR	3	.8	
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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)
To best service our residents effectively and efficiently, WHA may need to dispose and/or acquire additional office space as the needs of the Authority are evaluated.

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)

WHA may convert up to 207 Tenant Based Vouchers to Project Based Assistance (20%) in the coming year for the purpose of addressing the housing needs in the Wilmington area. A study of the census tracks indicates that all tracks are eligible for Project Based Assistance.

WHA intends to develop additional affordable housing in connection with a HOPE VI Program for Taylor Homes and Taylor Homes Annex.

WHA may apply for 35 additional Section 8 Vouchers for disaster victims.

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 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	5,037,787	
b) Public Housing Capital Fund	2,260,976	
c) HOPE VI Revitalization	N/A	
d) Hope VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,556,760	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) ROSS Elderly Neighborhood Networks Homeownership Family	350,000 400,000 350,000 350,000	
g) Housing Replacement Factor Grant – Jervay 2 nd increment Taylor Homes	317,818 268,000	
h) Community Development Block Grant	285,000	Jervay Phase III Const.
Other Federal Grants (list below)		
IDA Grant	60,000	Individual Development Savings Account
HOPWA	15,000	Housing People w/AIDS
Shelter Plus Care Grant	112,000	Housing people w/mental illness & substance abuse
HCV/FSS Coordinator	126,000	Case Mgmt. positions to promote FSS
PH/FSS Coordinator	130,000	Case Mgmt. positions to promote FSS
Federal Home Loan Bank	70,000	Down pmt assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP – HRF'05	317,818	PH replacement units
CFP - 05	2,260,976	PH Capital Improvmts
CFP - 04	900,000	PH Capital Improvmts
HOPE – VI - 1996	100,000	PH Development
HOPE – VI demolition - 2003	300,000	Demolition
Start up Grant (Dove Meadows)	2,350,000	Homeownership
Youth Build	600,000	Youth Construction/Job Training Program
Governor Crime Prevention	73,700	Youth Wood Working Program
3. Public Housing Dwelling Rental Income		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Rental Income	2,113,000	PH Operations
4. Other income (list below)		
Tenant Charges & Misc. Income	292,567	PH Operations
Excess Utilities	227,000	PH Operations
5. Non-federal sources (list below)		
Investment Income	75,000	PH Operations
Tax Credits	1,500,000	Rental Units Develop.
Microsoft Foundation grant	49,315	Comp. Learning Centr
City of Wilmington	500,000	Taylor Homes Red.
North Carolina Housing & Finance	185,000	Down payment Asst.
Total resources	29,533,717	
All Sources of Funding only Cover Federal Housing Programs (Rental/Section)		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping

Other (describe) Medical

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 (**Proposed for the coming year due to the regulatory changes in the coming year. WHA will follow the regulatory guidelines on these procedures**)

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. 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**

(PROPOSED due to the regulatory changes in the coming year. WHA will follow the regulatory guidelines on these procedures)

1. How many site-based waiting lists will the PHA operate in the coming year? **8**

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? **8**

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **8**

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
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) (Deconcentrations/Income Targeting)

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) Graduates of Transitional Housing Programs

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.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 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) Graduates of Transitional Housing Programs

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) Pre-Occupancy Counseling

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) Upon request by WHA

(6) Deconcentration and Income Mixing

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

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

- Adoption of site based waiting lists
- If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
Houston Moore

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
Hillcrest

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).**

NOTE: WHA may convert up to 207 Tenant Based Vouchers to Project Based Assistance (20%) in the coming year for the purpose of addressing the housing needs in the Wilmington area. A study of the census tracks indicates that all tracks are eligible for Project Based Assistance.

WHA may apply for 35 additional Section 8 Vouchers for disaster victims.

(1) Eligibility

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

(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)

Families that include a person with disabilities

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

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- Homelessness
- High rent burden
- 1 Families that include a person with Disabilities

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) **N/A**

- 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) Tenant Bulletin

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 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Chapter 6 – Admissions and Continued Occupancy Policy – Determination of TPP – A – Minimum Rent.

c. Rents set at less than 30% than 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)
N/A

- 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) **N/A**

- 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)
Family Composition is required at all times/decrease in income

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

(2) Flat Rents

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

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

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 Two, Three and Four
 100% of FMR zero and one bedrooms
 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)

The Voucher Payment Standards for the two, three and four bedrooms are calculated at less than 100% of the FMR to help save on HAP monies. The Voucher Payment Standards amounts are competitive to the area rentals and have caused no hardship on applicants locating affordable units.

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

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

The Executive Director reports to a (9) member Board of Commissioners. The Assistant Executive Director and the Director of Planning, Grants and Special Projects reports to the Executive Director.

Five (5) Department Directors report to the Assistant Executive Director as follows:

- **Director of Finance**
- **Director of Human Resources**
- **Director of Operations**
- **Director of Resident Services**
- **Director of Section 8/Tenant Selection**

The Director of the Authority' nonprofit subsidiary, HEO (Housing, Economics and Opportunities, Inc.) reports directly to the Executive Director.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	*1,532 units of PH	240
Section 8 Vouchers	1,722 vouchers	472
Capital Fund	1,234 PH Capital Improvements	150
Resident Opportunity & Self Sufficiency	1,151 families Services to all families	141
Federal Home Loan Bank	25 families – Provide homeownership down payment assistance	12
Youth Build	Provide training for approximately 20-25 youth between the ages of 18-24.	25

*PIC indicates WHA has 1,532 units; however, WHA actually has 1,234 units and is in the process of working with SAC in rectifying these

numbers. Part of the discrepancy is that there are Jervay Tax credit units included in these numbers.

C. Management and Maintenance Policies

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

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

- Admissions and Continued Occupancy Policy
- Blood Borne Disease Policy
- Capitalization Policy
- Check Signing Policy
- Cost Allocation Plan
- Commissioners Ethics Policy
- Facilities Use Policy
- Criminal Records Management Policy
- Disposition Policy (Included in Procurement Policy)
- Drug Free Policy (Included in Personnel Policy)
- Equal Opportunity Policy
- Ethics Policy (Included in Personnel Policy)
- Fire Policy
- Fund Transfer Policy
- Hazardous Materials Policy
- Individual Development Accounts Policies/Procedures
- Identification Badge Program (Included in ACOP)
- Investment Policy
- Lead Based Paint Policy
- Maintenance Policy (Pest Control Policy included)
- Natural Disaster Policy
- NCIC Policy
- Screening & Eviction for Drug Abuse and Other Criminal Activity (Included in ACOP)
- Personnel Policy
- Procurement Policy
- Public Records Policy
- Media Policy
- Resident Initiatives Statement of Policies and Procedures
- Safety and Crime Prevention
- Safety and Health Program Policy

(2) Section 8 Management: (list below)

Administrative Plan – Section 8

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment nc001a01**.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment nc001b01**.

-or-

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

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

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

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

1. Development name: Robert S. Jervay Place
2. Development (project) number: NC19P001003
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

Nesbitt Courts; Nesbitt Courts Annex; Houston Moore; Taylor Homes; Taylor Homes Annex; Hillcrest; Hillcrest Annex; Solomon Towers; and Creekwood South

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

Robert S. Jervay; Taylor Homes, and Taylor Homes Annex Annex Hope VI Program will include mixed finance and Possibly all of our developments will be reviewed for similar Redevelopment: Nesbitt Courts; Nesbitt Courts Annex; Houston Moore; Hillcrest; Hillcrest Annex; Solomon Towers and Creekwood South.

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

Sunset South (formerly known as Dove Meadows) WHA
 Purchased this property is building homeownership units on the site.
 This is being done with monies from an upfront grant.

WHA plans to purchase units and/or build new public housing
 units within the coming year within New Hanover County
 which may include Replacement Housing Factor Funds.

WHA may acquire land for future WHA development of property.

As the needs of the Authority are evaluated, WHA may acquire
 additional office space to best serve our residents effectively and
 efficiently.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Robert S. Jervay Place
1b. Development (project) number:	NC19P001003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(10/15/05)
5. Number of units affected:	14
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 08/01/05 b. Projected end date of activity: 02/06/06

Demolition/Disposition Activity Description	
1a. Development name:	Robert S. Jervay Place
1b. Development (project) number:	NC19P001003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(12/01/05)</u>
5. Number of units affected:	15
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/15/05 b. Projected end date of activity: 08/15/06

Demolition/Disposition Activity Description	
1a. Development name:	Robert S. Jervay Place
1b. Development (project) number:	NC19P001003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(10/01/06)</u>
5. Number of units affected:	11
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 08/01/06 b. Projected end date of activity: 04/01/07

Demolition/Disposition Activity Description	
1a. Development name:	Houston Moore
1b. Development (project) number:	NC19P001004
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	Submit Application – 9/29/06
5. Number of units affected:	150
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected 1/15/07 b. Projected end date of activity: 1/15/09

Demolition/Disposition Activity Description	
1a. Development name:	Robert R. Taylor Homes
1b. Development (project) number:	NC19P001002R and/or NC19P001006B
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	Projected - Planned 8/19/05
5. Number of units affected:	Dispose of 8.4 acres to build 144 senior/disabled family units
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Note: These units will be public housing units built with tax credits. <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 05/01/06 b. Projected end date of activity: 12/31/07

Demolition/Disposition Activity Description	
1a. Development name:	Hillcrest Annex - Elderly
1b. Development (project) number:	NC19P001006C
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u> Submit Application – 9/29/06
5. Number of units affected:	40
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected 1/15/07 b. Projected end date of activity: 1/15/09

Demolition/Disposition Activity Description	
1a. Development name:	Resident Services Office – 1108 Princess Street
1b. Development (project) number:	n/a (Not Under an ACC)
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	n/a Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u> _____
5. Number of units affected:	1 nondwelling unit
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: Projected 1/15/07 b. Projected end date of activity: 1/15/09

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Robert R. Taylor Homes
1b. Development (project) number:	NC19P001002R
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(07/29/05)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	96
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other	

than conversion (select one)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

1. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Robert S. Jervay Place	
1b. Development (project) number: NC19P0010003	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(DD/MM/YYYY) 8/27/02</u>
5. Number of units affected: 14 Phase I	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Robert S. Jervay Place	
1b. Development (project) number: NC19P0010003	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(DD/MM/YYYY) 10/31/2005</u>
5. Number of units affected: 14 Phase III, Stage 1	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Robert S. Jervay Place
1b. Development (project) number:	NC19P0010003
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>01/15/2006</u>
5. Number of units affected:	15 Phase III, Stage II
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Robert S. Jervay Place
1b. Development (project) number:	NC19P0010003
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>01/15/2006</u>
5. Number of units affected:	11 Phase III, Stage III
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 07/03/00

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs

NOTE: SEE ATTACHMENT nc001m01

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 07/30/05)
Public Housing	75	161
Section 8	75	63

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

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

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

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

3. Which developments are most affected? (list below)
Nesbitt Courts; Houston Moore; Hillcrest; Creekwood South; Rankin; Vesta Village; Solomon Towers and Woodbridge.

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

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

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

2. Which developments are most affected? (list below)
Nesbitt Courts; Houston Moore; Hillcrest; Creekwood South; Rankin; Vesta Village; Solomon Towers and Woodbridge

C. Coordination between PHA and the police

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

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

2. Which developments are most affected? (list below)
Nesbitt Courts; Houston Moore; Hillcrest; Creekwood South; Rankin; Vesta Village; Solomon Towers and Woodbridge

D. Additional information as required by PHDEP/PHDEP Plan N/A

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY ATTACHMENT nc001i01

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? 0
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? N/A
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and

other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at **Attachment nc001h01**
- Provided below:

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

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **(City of Wilmington, NC)**

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

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

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

The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

The City of Wilmington and WHA are committed in working together to building more affordable housing for low income families in our area with the completion of Jervay Place, our HOPE VI development, our plans for the development of Sunset South formerly known as Dove Meadows, and our plans for the revitalization of Taylor Homes.

WHA also has an on-going relationship with the City of Wilmington and other agencies in the area. We are a member of the Affordable Housing Coalition of the City of Wilmington which consists of 33 members from various agencies throughout the City. The mission of the Coalition is to identify the City's affordable housing needs and to coordinate individual, community and government efforts toward increasing the supply of affordable housing.

WHA is a member of the Inclusion Coalition Board which is made up of members from several public and private organizations, including the City of Wilmington and New Hanover County. The team is working on finding ways to increase small and diverse business enterprise participation in projects throughout the City of Wilmington and New Hanover County.

As a member of the Homeless InterAgency Council through Southeastern Mental Health Center, monthly meetings are held to discuss the homeless situation in the area and to brainstorm on ways to either reduce or eliminate the homeless problems in this area.

D. Other Information Required by HUD

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

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7(r)]

- changes to rent or admissions policies or organization of the waiting list;

- additions of non-emergency work items (items not included in the current Annual Statement or a 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

Note: Any regulatory changes will be made to WHA policies or procedures as a matter of ongoing administration and will not be considered to constitute a significant amendment or modifications for purposes of the WHA Agency Plan.

Attachments

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

**Capital Fund Program Annual Statement
Parts I, II, and III**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number: NC19P00150105 FFY of Grant Approval: 2006

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$ -
2	1406 Operations	\$ 452,195.20
3	1408 Management Improvements	\$ 111,000.00
4	1410 Administration	\$ 226,097.60
5	1411 Audit	\$ -
6	1415 Liquidated Damages	\$ -
7	1430 Fees and Costs	\$ 125,000.00
8	1440 Site Acquisition	\$ -
9	1450 Site Improvement	\$ -
10	1460 Dwelling Structures	\$ 892,295.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -
12	1470 Nondwelling Structures	\$ 15,000.00
13	1475 Nondwelling Equipment	\$ 500.00
14	1485 Demolition	\$ -
15	1490 Replacement Reserve	\$ -
16	1492 Moving to Work Demonstration	\$ -
17	1495.1 Relocation Costs	\$ 40,000.00
18	1498 Mod Used for Development	\$ -
19	1501 Collateral Expense/Debt Service	\$ 250,000.00
20	1502 Contingency	\$ 148,888.20
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,260,976.00
22	Amount of line 20 Related to LBP Activities	\$ -
23	Amount of line 20 Related to Section 504 Compliance	\$ -
24	Amount of line 20 Related to Security	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ 105,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Operations	1406	\$ 452,195.20
HA-Wide	Computer Software - CGP	1408	\$ -
HA-Wide	Computer Software - Mgmt Improv	1408	\$ -
HA-Wide	Management Improvements	1408	\$ 65,000.00
HA-Wide	Section 3 Annual Budget	1408	\$ 1,500.00
HA-Wide	Section 3/ESF Position	1408	\$ 40,000.00
HA-Wide	Training - CGP	1408	\$ 4,500.00
HA-Wide	Training - Mgmt Improvements	1408	\$ -
HA-Wide	Administrative Expenses (Office exp.)	1410	\$ 4,000.00
HA-Wide	Legal Fees	1410	\$ -
HA-Wide	Office Lease	1410	\$ 24,000.00
HA-Wide	Salaries/Benefits	1410	\$ 193,097.60
HA-Wide	Travel Expenses - CGP	1410	\$ 5,000.00
HA-Wide	Travel Expenses - Mgmt	1410	\$ -
HA-Wide	Architectural/Engineering Fees	1430	\$ 50,000.00
HA-Wide	LBP and Asbestos Consultant	1430	\$ -
HA-Wide	LBP and Asbestos Insurance	1430	\$ -
HA-Wide	Salaries/Benefits	1430	\$ 75,000.00
HA-Wide	Redevelopment Workers Comp Insurance	1460	\$ 10,000.00
HA-Wide	HA-Wide Asbestos Abatement	1460	\$ 5,000.00
HA-Wide	Salaries/Benefits - Field Project Managers	1460	\$ 40,000.00
HA-Wide	Ranges / Refrigerators	1465	\$ -
HA-Wide	Computer Equipment - CGP	1475	\$ -
HA-Wide	Computer Equipment - Mgmt Improv	1475	\$ -
HA-Wide	Redevelopment Automotive Insurance	1475	\$ -
HA-Wide	Force Account Equipment	1475	\$ 500.00
HA-Wide	Relocation	1495	\$ 40,000.00
HA-Wide	Collateral Expense/Debt Service	1501	\$ 250,000.00
HA-Wide	Contingency	1502	\$ 148,888.20
NC1-1R Nesbitt Courts	Bathroom Renovations	1460	\$ 15,000.00
NC1-1R Nesbitt Courts	Repairs to Boilers / Steam Lines	1470	\$ 15,000.00
NC1-4 Houston Moore	Upgrade Interior Finishes	1460	\$ 50,000.00

\$ 111,000.00

\$ 226,097.60

\$ 125,000.00

\$ 55,000.00

\$ 1,488,681.00

Annual Statement**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC1-5 Hillcrest	Upgrade Interior Finishes	1460	\$ 85,000.00
NC1-5 Hillcrest	Replace Hot Water Heaters	1460	\$ 60,000.00
NC1-5 Hillcrest	Upgrade HVAC systems	1460	\$ 75,000.00
NC1-6 Elderly Annexes	Bathroom Renovations	1460	\$ 50,000.00
NC1-6 Elderly Annexes	Kitchen Renovations	1460	\$ 50,000.00
NC1-7 Solomon Towers	Replace Kitchen Cabinets	1460	\$ 99,295.00
NC1-7 Solomon Towers	Electrical Upgrades	1460	\$ 50,000.00
NC1-7 Solomon Towers	Replace Elevators	1460	\$ 105,000.00
NC1-8A Creekwood South	Upgrade Exterior Finishes	1460	\$ 90,000.00
NC1-8B Rankin Terrace	Upgrade Interior Finishes	1460	\$ 50,000.00
NC1-8B Rankin Terrace	Kitchen Renovations	1460	\$ 35,000.00
NC1-8C Vesta Village	Upgrade Interior Finishes	1460	\$ 23,000.00

\$ 772,295.00

\$ 2,260,976.00

Annual Statement
Capital Fund Program (CFP) Part III: Supporting Table

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
HA-Wide 1406	August 18, 2008	August 18, 2010
HA-Wide 1408	August 18, 2008	August 18, 2010
HA-Wide 1410	August 18, 2008	August 18, 2010
HA-Wide 1430	August 18, 2008	August 18, 2010
HA-Wide 1460	August 18, 2008	August 18, 2010
HA-Wide 1470	August 18, 2008	August 18, 2010
HA-Wide 1475	August 18, 2008	August 18, 2010
HA-Wide 1495	August 18, 2008	August 18, 2010
HA-Wide 1501	August 18, 2008	August 18, 2010
NC19P001001R - Nesbitt Courts	August 18, 2008	August 18, 2010
NC19P001004 - Houston Moore	August 18, 2008	August 18, 2010
NC19P001005 - Hillcrest Apartments	August 18, 2008	August 18, 2010
NC19P001006 - Housing for the Elderly	August 18, 2008	August 18, 2010
NC19P001007 - Solomon Towers	August 18, 2008	August 18, 2010
NC19P001008A - Creekwood South	August 18, 2008	August 18, 2010
NC19P001008B - Rankin Terrace	August 18, 2008	August 18, 2010
NC19P001008C - Vesta Village	August 18, 2008	August 18, 2010

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 452,195.20	2007
1408 - Computer Software (CFP)	\$ -	2007
1408 - Computer Software (Mgmt)	\$ -	2007
1408 - Management Improvements	\$ 65,000.00	2007
1408 - Section 3 Annual Budget	\$ 1,500.00	2007
1408 - Section 3 Coordinator	\$ 40,000.00	2007
1408 - Training Expenses (CFP Staff)	\$ 5,000.00	2007
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2007
1410 - Administrative Expenses	\$ 4,000.00	2007
1410 - Administrative Salaries / Benefits	\$ 193,097.60	2007
1410 - Legal Fees	\$ -	2007
1410 - Office Lease	\$ 24,000.00	2007
1410 - Travel Expenses (CFP Staff)	\$ 5,000.00	2007
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2007
1430 - Architectural / Engineering Fees	\$ 50,000.00	2007
1430 - LBP & Asbestos Consultant	\$ -	2007
1430 - LBP & Asbestos Insurance	\$ -	2007
1430 - Technical Salaries / Benefits	\$ 75,000.00	2007
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2007
1460 - Salaries / Benefits - Project Managers	\$ 40,000.00	2007
1475 - Computer Upgrades (CFP)	\$ -	2007
1475 - Computer Upgrades (Mgmt)	\$ -	2007
1475 - Force Account Equipment	\$ 500.00	2007
1495 - Relocation	\$ 40,000.00	2007
1501- Collateral Expense/Debt Service	\$ 250,000.00	2007
1502 - Contingency	\$ 148,888.20	2007
Sub-Total Estimated Cost over next 5 years	\$ 1,399,181.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 452,195.20	2008
1408 - Computer Software (CFP)	\$ -	2008
1408 - Computer Software (Mgmt)	\$ -	2008
1408 - Management Improvements	\$ 65,000.00	2008
1408 - Section 3 Annual Budget	\$ 1,500.00	2008
1408 - Section 3 Coordinator	\$ 40,000.00	2008
1408 - Training Expenses (CFP Staff)	\$ 5,000.00	2008
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2008
1410 - Administrative Expenses	\$ 4,000.00	2008
1410 - Administrative Salaries / Benefits	\$ 193,097.60	2008
1410 - Legal Fees	\$ -	2008
1410 - Office Lease	\$ 24,000.00	2008
1410 - Travel Expenses (CFP Staff)	\$ 5,000.00	2008
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2008
1430 - Architectural / Engineering Fees	\$ 50,000.00	2008
1430 - LBP & Asbestos Consultant	\$ -	2008
1430 - LBP & Asbestos Insurance	\$ -	2008
1430 - Technical Salaries / Benefits	\$ 75,000.00	2008
1460 - HA-Wide Asbestos Abatement	\$ 3,000.00	2008
1460 - Salaries / Benefits - Project Managers	\$ 40,000.00	2008
1465 - Ranges / Refrigerators	\$ 2,000.00	2008
1475 - Computer Upgrades (CFP)	\$ -	2008
1475 - Computer Upgrades (Mgmt)	\$ -	2008
1475 - Force Account Equipment	\$ 500.00	2008
1495 - Relocation	\$ 40,000.00	2008
1501- Collateral Expense/Debt Service	\$ 250,000.00	2008
1502 - Contingency	\$ 148,888.20	2008
Sub-Total Estimated Cost over next 5 years	\$ 1,399,181.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 452,195.20	2009
1408 - Computer Software (CFP)	\$ 5,000.00	2009
1408 - Computer Software (Mgmt)	\$ 5,000.00	2009
1408 - Management Improvements	\$ 55,000.00	2009
1408 - Section 3 Annual Budget	\$ 1,500.00	2009
1408 - Section 3 Coordinator	\$ 40,000.00	2009
1408 - Training Expenses (CFP Staff)	\$ 2,500.00	2009
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ 2,500.00	2009
1410 - Administrative Expenses	\$ 4,000.00	2009
1410 - Administrative Salaries / Benefits	\$ 193,097.60	2009
1410 - Legal Fees	\$ 2,000.00	2009
1410 - Office Lease	\$ 22,000.00	2009
1410 - Travel Expenses (CFP Staff)	\$ 4,000.00	2009
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ 1,000.00	2009
1430 - Architectural / Engineering Fees	\$ 50,000.00	2009
1430 - LBP & Asbestos Consultant	\$ -	2009
1430 - LBP & Asbestos Insurance	\$ -	2009
1430 - Technical Salaries / Benefits	\$ 75,000.00	2009
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2009
1460 - Salaries / Benefits - Project Managers	\$ 40,000.00	2009
1475 - Computer Upgrades (CFP)	\$ 3,000.00	2009
1475 - Computer Upgrades (Mgmt)	\$ 3,000.00	2009
1475 - Force Account Equipment	\$ 500.00	2009
1495 - Relocation	\$ 34,000.00	2009
1501- Collateral Expense/Debt Service	\$ 250,000.00	2009
1502 - Contingency	\$ 148,888.20	2009
Sub-Total Estimated Cost over next 5 years	\$ 1,399,181.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 452,195.20	2010
1408 - Computer Software (CFP)	\$ -	2010
1408 - Computer Software (Mgmt)	\$ -	2010
1408 - Management Improvements	\$ 65,000.00	2010
1408 - Section 3 Annual Budget	\$ 1,500.00	2010
1408 - Section 3 Coordinator	\$ 40,000.00	2010
1408 - Training Expenses (CFP Staff)	\$ 5,000.00	2010
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2010
1410 - Administrative Expenses	\$ 4,000.00	2010
1410 - Administrative Salaries / Benefits	\$ 193,097.60	2010
1410 - Legal Fees	\$ -	2010
1410 - Office Lease	\$ 4,000.00	2010
1410 - Travel Expenses (CFP Staff)	\$ 5,000.00	2010
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2010
1430 - Architectural / Engineering Fees	\$ 48,000.00	2010
1430 - LBP & Asbestos Consultant	\$ 1,000.00	2010
1430 - LBP & Asbestos Insurance	\$ 1,000.00	2010
1430 - Technical Salaries / Benefits	\$ 75,000.00	2010
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2010
1460 - Salaries / Benefits - Project Managers	\$ 40,000.00	2010
1475 - Computer Upgrades (CFP)	\$ -	2010
1475 - Computer Upgrades (Mgmt)	\$ -	2010
1475 - Force Account Equipment	\$ 500.00	2010
1475 - Vehicle Purchases for Mod Program	\$ 20,000.00	2010
1495 - Relocation	\$ 40,000.00	2010
1501 - Collateral Expense/Debt Service	\$ 250,000.00	2010
1502 - Contingency	\$ 148,888.20	2010
Sub-Total Estimated Cost over next 5 years	\$ 1,399,181.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001001R	Nesbitt Courts	20	9.26%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1470 - Repairs to Boilers / Steam Lines	\$ 35,000.00	2007
1450 - Landscaping/Site Improvements	\$ 15,000.00	2008
1460 - Kitchen Renovations	\$ 40,000.00	2008
1460 - Bathroom Renovations	\$ 15,000.00	2008
1470 - Repairs to Boilers / Steam Lines	\$ 35,000.00	2008
1460- Plumbing Upgrades	\$ 15,000.00	2009
1460 - Upgrade Interior Finishes	\$ 15,000.00	2009
1470 - Repairs to Boilers / Steam Lines	\$ 10,000.00	2009
1460 - Electrical Upgrades	\$ 28,575.00	2010
1460 - Upgrade Exterior Finishes	\$ 65,000.00	2010
1470 - Non-Dwelling Structure Renovation	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 283,575.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001004	Houston Moore	19	12.67%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Electrical Upgrades	\$ 100,000.00	2007
1460 - Upgrade HVAC System	\$ 100,000.00	2007
1460 - Bathroom Renovations	\$ 30,000.00	2008
1460 - Upgrade Interior Finishes	\$ 100,000.00	2008
1450 - Landscaping/Site Improvements	\$ 35,000.00	2009
1460 - Kitchen Renovations	\$ 75,000.00	2009
1460 - Upgrade Exterior Finishes	\$ 148,220.00	2010
1460 - Plumbing Upgrades	\$ 20,000.00	2010
1470 - Non Dwelling Structure Renovation	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 618,220.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001005	Hillcrest	6	2.78%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Upgrade Interior Finishes	\$ 40,000.00	2007
1460 - Electrical Upgrades	\$ 50,720.00	2007
1460 - Plumbing Upgrades	\$ 25,000.00	2008
1470 - Remove Gas Meters	\$ 10,000.00	2008
1460 - Upgrade HVAC System	\$ 45,000.00	2009
1460 - Upgrade Exterior Finishes	\$ 50,000.00	2009
1460 - Bathroom Renovations	\$ 95,000.00	2009
1450 - Landscaping/Site Improvements	\$ 50,000.00	2010
1460 - Kitchen Renovations	\$ 165,000.00	2010
1470 - Non-Dwelling Structure Renovation	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 540,720.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001006	Housing for the Elderly	3	3.75%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Plumbing Upgrades	\$ 15,000.00	2007
1460 - Upgrade Interior Finishes	\$ 50,000.00	2007
1460 - Kitchen Renovations	\$ 35,000.00	2008
1460 - Replace Hot Water Heaters	\$ 15,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 25,000.00	2009
1460 - Upgrade HVAC Systems	\$ 25,000.00	2009
1450 - Landscaping/Site Improvements	\$ 55,000.00	2010
1460 - Electrical Upgrades	\$ 15,000.00	2010
1460 - Bathroom Renovations	\$ 40,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 260,000.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001007	Solomon Towers	1	0.67%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping/Site Improvements	\$ 20,000.00	2007
1460 - Upgrade Security System	\$ 95,000.00	2007
1460 - Upgrade Interior Finishes	\$ 32,951.00	2008
1460 - Replace Windows and Patio Doors	\$ 157,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 40,000.00	2009
1460 - Bathroom Renovations	\$ 50,000.00	2009
1460 - Upgrade HVAC	\$ 120,000.00	2009
1460 - Kitchen Renovations	\$ 210,000.00	2010
1460 - Electrical Upgrades	\$ 15,000.00	2010
1460 - Plumbing Upgrades	\$ 20,000.00	2010
1470 - Non-Dwelling Structure Renovations	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 769,951.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008A	Creekwood South	24	12.06%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping / Site Improvements	\$ 50,000.00	2007
1460 - Upgrade Exterior Finishes	\$ 50,000.00	2007
1460 - Kitchen Renovations	\$ 60,000.00	2008
1460 - Plumbing Renovations	\$ 56,844.00	2008
1460 - Electrical Upgrades	\$ 20,000.00	2008
1460 - Bathroom Renovations	\$ 81,795.00	2009
1460 - Upgrade Interior Finishes	\$ 50,000.00	2010
1470 - Non-Dwelling Structure Renovations	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 378,639.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008B	Rankin Terrace	3	3.75%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping / Site Improvements	\$ 88,575.00	2007
1460 - Upgrade Interior Finishes	\$ 67,500.00	2007
1460 - Bathroom Renovations	\$ 85,000.00	2008
1460 - Electrical Upgrades	\$ 15,000.00	2009
1460 - Upgrade Exterior Finishes	\$ 75,000.00	2009
1460 - Kitchen Renovations	\$ 100,000.00	2010
1460 - Upgrade Plumbing	\$ 75,000.00	2010
1470 - Non-Dwelling Structure Renovations	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 516,075.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008C	Vesta Village	4	9.30%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping / Site Improvements	\$ 50,000.00	2007
1460 - Bathroom Renovations	\$ 50,000.00	2007
1460 - Kitchen Renovations	\$ 50,000.00	2008
1460 - Plumbing Renovations	\$ 40,000.00	2008
1460 - Upgrade Interior Finishes	\$ 40,000.00	2008
1460 - Electrical Upgrades	\$ 15,000.00	2009
1460 - Upgrade Exterior Finishes	\$ 65,000.00	2009
1470 - Non Dwelling Structure Renovations	\$ 10,000.00	2009
Sub-Total Estimated Cost over next 5 years	\$ 320,000.00	

2007	\$	2,260,976.00	\$	-
2008	\$	2,260,976.00	\$	-
2009	\$	2,260,976.00	\$	-
2010	\$	2,260,976.00	\$	-



HOUSING AUTHORITY
OF THE CITY OF
WILMINGTON, NORTH CAROLINA

**2006 PROGRESS REPORT ON MEETING WHA'S
MISSION AND GOALS**

1. HEO, the Authority's non-profit corporation, built 42 homes that were sold to low and moderate-income families.
2. Relocated the residents and demolished Taylor Homes.
3. The Authority has implemented an aggressive program to reduce vacancies to turn vacant units quickly. Residents are being housed more quickly and turn-around time has decreased.
4. WHA entered into an Interlocal Agreement with the local law enforcement to provide additional police presence at Nesbitt Courts.
5. WHA is in a cooperative group that leverage Capital Funds so that additional funds can be made available to upgrade sites.

ATTACHMENT nc001d01

**RESIDENT MEMBERSHIP
WILMINGTON HOUSING AUTHORITY'S BOARD OF COMMISSIONERS**

Mrs. Margaret S. Rogers, a Section 8 resident, was appointed to serve on the Board of Commissioners by the former Mayor Harper Peterson on November 18, 2003. Mrs. Rogers term of office runs from November 18, 2003 to March 31, 2007.

Mrs. Rogers lives at 1442 Little John Circle which is one of the elderly developments managed by the Wilmington Housing Authority.

MEMBERSHIP OF RESIDENT ADVISORY BOARD

The Wilmington Housing Authority's Resident Advisory Board is made up of all the Resident Organization's elected Presidents and Vice-Presidents of our Public Housing Developments and volunteers from our Section 8 properties as follows:

*Sue Anderson, President, Nesbitt Courts
*Joe Treadwell, Vice President Nesbitt Courts
Grace Brown, President, Taylor Homes
Mary Baldwin, Vice President Taylor Homes
Charles Wainwright, President, Houston Moore
Juliette Allen, Vice President, Houston Moore
Mary Johnson, President, Hillcrest
Rosa Webb, Vice President, Hillcrest
Cleveland Peoples, President, Solomon Towers
Kathleen Davis, Vice President, Solomon Towers
Alfredia McDonald, President, Creekwood South
Linda Miller, Vice President, Creekwood South Resident
Eleanora Pierce, President, Rankin Terrace (No Vice President)
Pamela Smokes, President, Vesta Village
Sheila Williams, Vice President, Vesta Village
Mary Rowe, President, Glover Plaza
Eleanor Jarreau, Vice President, Glover Plaza
Priscilla Bragg, Section 8

*The Nesbitt Court Resident Organization was sanctioned by the Housing Authority because they were not a viable organization; however, they participated in the Agency Plan process.

**IMPLEMENTATION OF PUBLIC HOUSING RESIDENT
COMMUNITY SERVICE PLAN**

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt public housing adult residents, age 18 or older, voluntarily contribute eight hours per month of community service or participate in eight hours of training, counseling, classes or other activities that help an individual toward self-sufficiency and economic independence. This is a requirement of your lease with the Wilmington Housing Authority (hereinafter "the Authority").

B. Definitions

Community Service: Volunteer work, which includes, but is not limited to:

- Work at a local institution including, but not limited to: school, childcare center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H programs, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations;
- Work at the Authority to help improve physical conditions: Work at the Authority to help children's program;
- Work at the Authority to help with senior programs;
- Helping neighborhood groups with special projects;
- Working through a resident organization to help other residents with problems, serving as an *officer* in a resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: Community Service activities performed by a resident for work that is ordinarily performed by an Authority employee shall not count as qualified community service.

Self-Sufficiency: Activities that include but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence;
- Full time student status at any school, college or vocational school.

Exemption from Community Service: An adult member of the family who is:

- Age 62 years or older;

- Blind or disabled (as defined under 216(i)(I) or 1614 of the Social Security Act (42 U.S.C. 416(i)(I); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals.
- Engaged in work activities as defined in section 407(d) of the Social Security Act (42 U.S.C. 607(d), specified below:
 1. Unsubsidized employment;
 2. Subsidized private-sector employment;
 3. Subsidized public-sector employment;
 4. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
 5. On-the-job training;
 6. Job search and job readiness assistance;
 7. Community Service programs;
 8. Vocational educational training (not to exceed 12 months with respect to any individual);
 9. Job skills training directly related to employment;
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate: and
 12. The provision of childcare services to an individual who is participating in a community service program.
 13. FSS Program.

The Authority requires a minimum 30 hours per week for a work activity exemption as described in Section 407(d) of the Social Security Act, and implementing regulations 45 CFR Part 261.31 (a)(I).

C. Requirements of Community Service

1. The eight hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.
2. At least eight hours of activity must be performed each month. An individual may not skip a month and then double up the following month unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be performed within the jurisdiction area of the Authority.
4. Family obligations:
 - At initial lease execution, all adult members (18 or older) of a public housing resident family must:
 - a. Provide documentation that they are exempt from the Community Service requirement if they qualify for an exemption; and
 - b. Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in no renewal of their lease.

- At each annual re-examination, non-exempt family members must present a completed documentation form, provided by the Authority, of activities performed over the previous twelve months. The Authority will also accept documentation of family compliance monthly. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.

5. Change in exempt status:

- If, at any time, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and to provide documentation of the exemption.
- If, at any time, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the recording/certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations:

1. To the greatest extent possible and practicable, the Authority will:

- Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement); and
- Provide in-house opportunities for volunteer work or self-sufficiency programs.

2. The Authority will provide the family with exemption verification forms and recording/certification documentation forms and a copy of this policy at time of lease execution.

3. The Authority will make final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.

4. Non-compliance of family member:

- At least 30 days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
- If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the head of household to make up the deficient hours over the next twelve -month period;
- If, at the next re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member, other than the head of household, agrees to move out of the unit;
- The family may use the Authority's Grievance Procedure to protest the lease termination.

ATTACHMENT nc001g01

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Wilmington Housing Authority will choose to operate a Homeownership Program in the coming year.

As provided in the final rule at 982.625, the Wilmington Housing Authority will demonstrate our capacity to administer a Homeownership Program by establishing a minimum homeownership down payment requirement of at least three (3) percent and requiring that at least one (1) percent of the down payment come from the family's resources.

The Resident Advisory Board and WHA staff met in a meeting held at the Hillcrest Recreation Center on October 4, 2005 at 5:00 p.m. to review the Wilmington Housing Authority's 2006 Agency Plan submission. Listed below are the questions raised at the meeting along with the Authority's response.

1. *Question:* If the student(s) were removed from the lease because they are renting an apartment off campus, would they be considered a guest when they come home in the summer?

Response: Yes. You are allowed guest(s) for 14 days, if you need more time, you must contact your Property Manager in advance. The new regulation states that your child will be removed from your lease and the rent adjustment will take effect immediately.

2. *Question:* WHA capital fund budget shows a total of \$30,000 to renovate the bathrooms and repairs to the boilers/steam line for the next year at Nesbitt. Are you planning to take care of those projects at that time?

Response: Yes, the budget does reflect that, however, our plans are to complete those projects within the next five years (2006-2010). We do not have to do it in 2006; however, it must appear in the plan for when we are ready. If not, we would have to submit to HUD additional documents explaining what we would like to do and wait for approval. This is why we try to generalize what we need to do on the developments when we initiate the 5-Year Plan.

3. *Question:* What is the deadline for the hiring of Master Planners/Designers at Nesbitt Courts?

Response: We have advertised publicly and did a bulk mailing. The responses both times were not what we expected, however, we do have three planners. Our next step is to call the planner in for a face-to-face interview and explain in depth, what we expect.

4. *Question:* What is Tenant Based Assistant?

Response: Tenant Based means the subsidy goes with the tenant. A Project Based Section 8 assistance means the subsidy stays with the unit and if the tenant moves another tenant would have to move into the unit before subsidy would start again.

5. *Question:* How much income is required for a person to have to qualify for the \$2,000 assistance in closing.

Response: You need anywhere between \$18,000 - \$65,000. In addition, your credit must be worthy, you must be able to obtain a mortgage on your own, etc.

6. *Question:* All welfare programs have an Exclusionary Clause, and we should incorporate the clause into our lease regarding community services. Parents with children of 3 years old should also be excluded from participation in community services.

Response: No, that policy does not apply to WHA. You are required to volunteer 8 hours per month, cannot skip a month, and double up the next month. Your total hours should be 96 hours by years-end. The only time you are allowed to double up is when you are close to the end of the year and have not completed your 96 hours per your lease. Exceptions to the guidelines are stated in 216(i) or 1614 of the Social Security Act. Age 62 years or older is excluded too.

7. *Question:* How many officers do we now have on site?

Response: We should have four police officers located at Nesbitt Courts at all times. There have been times that we have only had 2-3 at any given time. We are going to revisit their contract again.

8. *Question:* Can we have security guard services between the hours of 11:00 p.m. and 7:00 a.m. because there is a lot of activity during those hours?

Response: We realize there are issues we need to address, however, because of funding, that might not be feasible for us. The cost for us to place a guard there during those hours would be extremely costly. We are contemplating of having a WHA staff member to handle security during those hours.

9. *Question:* Can the Hillcrest Annex have pets?

Response: Residents need to speak with their Property Manager, of course there is a deposit and monthly charge.

10. *Question:* What is an audit finding?

Response: PHA's are required by HUD to obtain an independent audit each fiscal year. It is the auditor's responsibility to express an opinion on the financial statements. The audit is performed to obtain reasonable assurance about whether the financial statements are free of material misstatement.

A part of obtaining reasonable assurance about the financial statements, tests are performed of compliance with provisions of laws, regulations, contracts, and grants. In planning an audit the internal control structure over financial reporting is considered to express an opinion on the financial statements.

Findings can be reportable conditions in matters of internal control over financial reporting or noncompliance with regulations. They rate in severity up to material weaknesses.

11. *Question:* If a site is not functioning properly, and not profitable, would WHA still pay electrical bills or would we be cut off immediately from assistance?

Response: No, WHA will continue to provide assistance, however, we would have to revisit the site to find out exactly what is required to help the site become profitable. This is a HUD regulation, and by 2007, we must become site-based in order to continue receiving funding.

12. *Question:* Why are we putting the higher rents in Hillcrest and Houston Moore and the lower rents at Nesbitt Courts in regard to deconcentration?

Response: Hillcrest location is over the percentage of 115% of average incomes; therefore, we must admit lower incomes. We must continue to admit higher incomes in Houston Moore to get the rent percentage between 85% - 115% of the average incomes. Nesbitt Courts are in the ranges they should be. WHA conducts an income analysis every year.

13. *Question:* Instead of the Resident Organizations receiving a binder and then given 3-4 weeks to review the Agency Plan, we should be part of the process all during the year per NAHRO. We also have the right to ask for money to do surveys of our resident needs.

Response: This is why you have the City Wide Counsel Organization and your Property Managers. If there is something you need to address during the year or need in your development the two sources are there to filter information back to PH headquarters. You should be communicating with your Property Manager regarding the different needs on a weekly basis.

14. *Question:* Can we change the November 1st date to another date?

Response: We are sorry if there is a conflict; however, we have already advertised for that date and it is rather late to change. You will have 30 days to review this information and then we can meet on the 1st at 5:00 p.m. here at the Hillcrest Center to receive any additional comments that will go into the Agency Plan.

Each Resident Organization will receive a copy of the Plan. A copy of the plan will be at each development office as well at the Central Office of the Authority and will also be posted on the Authority's web site.

The Public Hearing is scheduled for November 15, 2005 at 5:00 p.m. at the Board of Commissioners meeting, 1524 South 16th Street, Wilmington, NC

The Resident Advisory Board and WHA staff met in a meeting held at the Hillcrest Recreation Center on November 1, 2005 at 5:00 p.m. to review the Wilmington Housing Authority's 2006 Agency Plan submission. Listed below are the questions and/or concerns raised at the meeting along with the Authority's response:

Concern: Lack of an actual Resident Advisory Board as required by the CFR. We do not feel WHA is complying in any way. RAB should be composed of not only the President from each Public Housing site but Section 8 as well. Monies should be budgeted into the Capital Fund so that we can participate in all of the planning meetings that the WHA Administration schedules in relation to these documents. We should also have monies for printing material for resident surveys; training related to budgeting and planning; and other related costs.

Response: WHA is in compliance with all of HUD's regulations regarding a Resident Advisory Board (RAB). The RAB provides the Authority and the residents with a forum for sharing information about the Agency's Annual Plan. The main role of the RAB is to make recommendations in the development of the Authority's plan. It is the Authority's policy to appoint the President and Vice President of each Resident Organization and at least five residents from Section 8.

By working through the Resident Organizations and/or the City Wide Resident Council and the Property Managers, funding is available for the items listed above.

Concern: Executive Director meets periodically with the RO Presidents. However, these meetings do not meet the standards required by the RAB regulations. Specifically, these meetings only share and promote communications. There is no participation in the formulating of policy, reviewing and recommending expenditures, establishing priorities, housing needs, waiting lists, maintenance standards, demolition needs, service job, training, section 3 tenant selection of security issues to name a few. These are all areas that HUD believes the residents should have direct involvement and has set forth in the CFR.

Response: WHA is in compliance with all of HUD's regulations regarding a Resident Advisory Board (RAB) for PHA plans. This year's plan that you have received is a draft put together from compiling and gathering data and materials received from staff. Some preliminary work had to be done prior to meeting with the RAB and as soon as the information was put together, it was given to the RAB for review.

The WHA officially recognizes duly elected Resident Organizations of each development as the sole representative of the residents and supports its tenant participations activities. By working through the Resident Organizations and/or the City Wide Resident Council and the Property Managers, you can ensure participation in all the items listed in your concerns.

Concern: We have a right to conduct a needs assessment at our sites and ask our residents what improvements they want included. We should have the opportunity to meet with our fellow resident representatives to determine what changes need to be made to various policies and how best to spend the limited capital funds. We also have the right to be provided with documents that show for example the average tenant income that was used for determining Deconcentration sites or why \$111,000 is needed for management improvements. We should be provided with a list of prospective hearing officers who will be used in grievance hearings – and the list goes on to include things such as how many residents were new hires or which contractors complied with the hiring requirements of Section 3.

Response: All of the above can be accomplished by working through the officially recognized duly elected Resident Organizations of each development, the City Wide Resident Council and the Property Managers.

Concern: Rewrite Section 23, Attachment nc001e01, to accurately reflect that you are now in the process of establishing a Resident Advisory Board composed of representatives from each site and Section 8. It should indicate a full commitment for funding and providing both training and opportunities for full resident participation in all planning activities of the WHA. We are

requesting that \$5,000 be added to the Capital Fund Budget for the establishment and operation of the RAB.

Response: The RAB Board is appointed well in advance of the date that the Authority's Plan is due HUD. Because the Authority did not have a jurisdiction-wide resident council at the time, the Authority appointed again the Presidents and Vice Presidents of the Resident Organizations of each of the development sites and Section 8 residents. WHA continues to support each of its officially recognized Resident Organizations on each of the development sites. Funding and training opportunities are available by working with the Resident Organizations. There are also funds available through the Resident Participations Funds through your Resident Organization. There will be no change to Section 23, Attachment nc001e01.

Concern: Community Service Policy – We have researched this issue through the regulations and reviewed what other Housing Authorities are using and feel changes must be made to the allowable exemptions. WHA must include exemptions for persons who provide a doctor's excuse and persons who have children 3 and under.

Response: WHA's Community Service procedures are in compliance with HUD's regulations.

Concern: An addition should be made to Attachment nc001f01, Community Service Plan, Section D, Authority Obligation, as follows: "The Authority will send notice 30 days before lease renewal of non-compliance". This letter should also include information on how the person may correct the non-compliance and an explanation of non-renewal of their lease penalty.

Response: WHA currently sends a notification letter of lease termination 30 days prior to the eviction. The letter also states to contact Ms. Hettie Mapp regarding their status for becoming compliant. Beginning, April 1, 2006, WHA will begin sending notification letters to residents 30 days in advance of their certification dates. No change will be made to this section.

Concern: Capital Needs – We find it very hard to understand why so little is directed toward our development. Since WHA has moved to site-based management, it seems that Capital Funds should be provided through a per unit allocation. I figured out how much each development would receive if it was allocated per unit and the disparity in funding is extremely remarkable.

When looking at the projected expenditures in this manner, it is really hard to understand the projected needs or that they in any way reflect upon the actual needs of each site. The average per unit cost of the total funds allocated to these sites is \$713.00. It is confusing to us at Nesbitt that we are only receiving \$30,000 when our needs are so great.

These documents are very confusing as in some sections they speak to the demolition of Nesbitt while in another section claims that a study is being conducted city-wide. If a decision has not been made to demolish Nesbitt, then why are we receiving such an insufficient percentage of the Capital funds? This has been going on for several years now, and it certainly isn't surprising to find Nesbitt in the condition that it is today. Because we were not afforded the opportunity to sit in on the actual meetings where the budget needs were decided, we would like to offer our list of "Nesbitt Court Capital Fund Requests. We ask that you review them and incorporate them into the 2006 Capital Fund.

Response: WHA allocates its Capital Funds to its most viable development sites. By Nesbitt Court being the oldest development site, it was slated to be next for submitting a demolition grant. In the event HUD issues a NOFA for another HOPE VI, WHA plans to submit an application for Nesbitt Court.

We have reviewed your Capital Fund Needs Request and most of your items are addressed in the five-year plan. WHA has the authority to move items from year-to-year and will do so as needed. The items listed in the Capital Fund budget are very generalized. Some of the items on your list are addressed with Capital Funds when units are turned, on an as needed basis. Again, in the event that HUD issues a NOFA for another HOPE VI, WHA plans to submit an application for Nesbitt Court. No changes will be made to the Annual Plan or Five-Year Plan.

Concern: We would also request information on page 15 of the Annual Plan where it states that WHA will be using site based waiting lists. When will this take effect? How will it affect the occupancy rate at Nesbitt when our site is so lacking in amenities as compared to Vesta Village for example?

Response: WHA will begin using the site-based waiting list April 1, 2006. Applications will be taken on site as well as on all development sites. WHA has residents asking for transfers to Nesbitt Courts. We feel Nesbitt Courts will have an adequate waiting list to fill its vacancies.

Concern: What has happened with the FSS programs? Mr. Keaton shared last month that they have lost funding for a great many of the programs they normally provide. We also note that the calendar of events that are sent out monthly has almost nothing on it. What steps are WHA taking to secure more funding for resident funding programs?

Response: The Housing Authority actively seeks grants to fund services to the residents living in WHA developments. Each year, HUD issues a SuperNOFA for grants which lists all grant opportunities available for various programs, including services for PHA residents. The Housing Authority submits applications for funding for several programs; however, we have not been awarded funds over the past two years for programs and services other than the Youthbuild grant received in 2004. We have applied for the following grants in 2005 and are waiting for HUD to announce the applications that will be funded: Public Housing Neighborhood Networks, Public Housing Family Self Sufficiency, Resident Opportunities and Self Sufficiency (ROSS) Resident Services Delivery Models Elderly/Disabled, Resident Opportunities and Self Sufficiency Services Delivery Models- Family and Resident Opportunities and Self-Sufficiency Homeownership Supportive Services. Over the past three years funding has been eliminated for the Public Housing Drug Elimination Grant Program and two ROSS grants expired. The Drug Elimination Grant Program was eliminated by HUD and no other source of funding has been identified by HUD to replace these funds. When HUD issues the SuperNOFA, all Public Housing Agencies throughout the United States are, for the most part, eligible to apply for these funds and there is a substantial amount of competition for the limited funds. In essence, the WHA competes with many PHA's for these funds.

In addition to the HUD grants, WHA staff seeks funding from other sources through searching other federal websites, foundations and subscribing to notifier@fedgrants.gov [which provides us with a list of new grants issued by various](mailto:notifier@fedgrants.gov)

federal agencies. The staff at WHA is committed to seeking, writing and securing grants to provide services to the residents.

In regard to the FSS programs, not only did the WHA lose funding, but also other agencies in Wilmington as well; therefore, programs had to be cut.

Please note that these questions and concerns were submitted in writing by a representative for the residents of Nesbitt Courts. The Executive Director sanctioned the Nesbitt Courts Resident Organization and it is not a viable organization.

There were no questions presented by the Resident Advisory Board members that were present.

ATTACHMENT nc001i01

PET POLICY STATEMENT

Note: No changes to this Policy this year 2006

The Wilmington Housing Authority has established *two* Pet Policies *one for elderly or person with disabilities* in specific public housing developments for elderly or persons with disabilities. The second Pet Policy is for Public Housing Residents. The policies have rules related to the legitimate interest of the WHA to provide a decent, safe and sanitary living environment for all residents, to protect and preserve the physical condition of the property, and the financial interest of the WHA.

Reasonable requirements found in the pet policy are:

1. Management must give written approval before a pet is permitted on the premises.
2. Pets must have all inoculations required by State or local law, and that the pet has no communicable diseases and is pest free.
3. Dogs and Cats must be spayed or neutered.
4. The WHA may refuse to register a pet if they determine that it is not a common household pet as defined in the policy and the owner is unable to keep the pet in compliance with the pet rules and other lease obligations.
5. A Pet deposit of \$250.00 will be collected from the resident and also a non-refundable monthly maintenance fee will be assessed. *A Pet deposit for the elderly or persons with disabilities would be equal to \$250.00 or the Total Tenant Payment whichever amount is lower.*
6. Limitation of the number of pets will depend on the size of individual units.
7. Termination of tenancy would be initiated if the owner violates the pet rules and does not correct the violations.
8. If a pet is removed due to aggressive act, the pet will not be allowed back on the premises.
9. All service animals are excluded from the pet policy, but the service animals have to be certified as a service animal through the appropriate agency.

ATTACHMENT nc001j01

COMPONENT 10(B) Voluntary Conversion Initial Assessment

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Seven

- b. How many of the PHA's development are not subject to the Required Initial Assessments based on exemptions? E.g. elderly and/or disabled developments not general occupancy projects)?

None

- c. How many Assessments were conducted for the PHA's covered developments?

One for each development, a total of seven developments.

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

None

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

N/A

ATTACHMENT nc001k01

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Houston Moore	150 Units	Admit higher incomes	See ACO Policy
Hillcrest	216 Units	Admit lower incomes	See ACO Policy

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150101 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2001
---	--	---

Original Annual Statement	Reserve for Disasters/ Emergencies	Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending:		X 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	\$ 125,000.00	\$ 331,724.13	\$ 331,724.13	\$ 331,724.13
3	1408 Management Improvements Soft Costs	\$ 130,000.00	\$ 26,251.68	\$ 26,251.68	\$ 26,251.68
	Management Improvements Hard Costs				
4	1410 Administration	\$ 220,200.00	\$ 223,503.08	\$ 223,503.08	\$ 223,503.08
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 195,250.00	\$ 109,962.64	\$ 109,962.64	\$ 109,962.64
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 65,000.00	\$ 280,272.70	\$ 280,272.70	\$ 280,272.70
10	1460 Dwelling Structures	\$ 1,311,262.00	\$ 1,281,462.10	\$ 1,281,462.10	\$ 1,281,462.10
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 50,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 205,000.00	\$ 92,474.69	\$ 92,474.69	\$ 92,474.69
13	1475 Nondwelling Equipment	\$ 70,800.00	\$ 51,860.98	\$ 51,860.98	\$ 51,860.98
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines....)	\$ 2,397,512.00	\$ 2,397,512.00	\$ 2,397,512.00	\$ 2,397,512.00
21	Amount of Line 20 Related to LBP Activities	\$ 26,000.00	\$ 8,934.68	\$ 8,934.68	\$ 8,934.68
22	Amount of Line 20 Related to Section 504 compliance	\$ 90,000.00	\$ 1,871.82	\$ 1,871.82	\$ 1,871.82
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ 117,000.00	\$ 290,272.70	\$ 290,272.70	\$ 290,272.70
26	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:		Grant Type and Number				Federal FY of Grant:	
The Housing Authority of the City of Wilmington, NC		Capital Fund Program Grant No: NC19P00150101 Replacement Housing Factor Grant No:				FFY-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	
00	OPERATIONS	1406		\$ 125,000.00	\$ 331,724.13		
00	COMPUTER SOFTWARE-CGP	1408		\$ 5,000.00	\$ 3,941.60		
00	COMPUTER SOFTWARE-MGMT IMPROV.	1408		\$ 5,000.00	\$ 5,000.00		
00	MANAGEMENT IMPROVEMENTS	1408		\$ 45,000.00	\$ 2,195.80		
00	SECTION 3 ANNUAL BUDGET	1408		\$ 15,000.00	\$ 1,034.99		
00	SECTION3/ESF POSITION	1408		\$ 40,000.00	\$ 7,227.30		
00	SUNDRY EXPENSES	1408		\$ 2,500.00	\$ -		
00	TRAINING-CGP	1408		\$ 10,500.00	\$ 5,861.99		
00	TRAINING-MGMT IMPROVEMENTS	1408		\$ 7,000.00	\$ 990.00		
00	ADMIN EXPENSES (OFFICE EXP.)	1410		\$ 30,000.00	\$ 21,999.99		
00	LEGAL FEES	1410		\$ 1,200.00	\$ -		
00	OFFICE LEASE	1410		\$ 24,000.00	\$ 24,521.15		
00	SALARIES/BENEFITS	1410		\$ 145,000.00	\$ 163,753.93		
00	TRAVEL EXPENSES-CGP	1410		\$ 10,000.00	\$ 10,000.00		
00	TRAVEL EXPENSES-MGMT	1410		\$ 10,000.00	\$ 3,228.01		
00	ARCHITECTURAL/ENGINEERING FEES	1430		\$ 40,000.00	\$ 39,027.96		
00	LBP AND ASBESTOS CONSULTANT	1430		\$ 10,000.00	\$ 8,865.99		
00	LBP AND ASBESTOS INSURANCE	1430		\$ 16,000.00	\$ 68.69		
00	SALARIES/BENEFITS	1430		\$ 129,250.00	\$ 62,000.00		
00	FORCE ACCT WORKERS COMP INS.	1460		\$ 25,000.00	\$ 17,449.00		
00	HA-WIDE ASBESTOS ABATEMENT	1460		\$ 40,000.00	\$ 6,555.00		
00	SAL/BENE-FIELD PROJECT MANAGER	1460		\$ 95,050.00	\$ 192,529.58		
00	GENERAL UNIT UPGRADES	1460		\$ -	\$ 42,959.74		
00	RANGES/REFRIGERATORS	1465		\$ 50,000.00	\$ -		
00	WAREHOUSE EXPENSE	1470		\$ 60,000.00	\$ 35,293.69		
00	COMPUTER EQUIPMENT-CGP	1475		\$ 10,000.00	\$ 5,462.27		
00	COMPUTER EQUIP-MGMT IMPROVE	1475		\$ 10,000.00	\$ 30,236.91		
00	FORCE ACCT AUTO INSURANCE	1475		\$ 5,800.00	\$ 479.00		
00	FORCE ACCOUNT EQUIPMENT	1475		\$ 20,000.00	\$ 2,926.25		
00	VEHICLE PURCHASES FOR MOD PROG	1475		\$ 25,000.00	\$ 12,756.55		
01	PATCH & PAINT INT WALLS (FAC)	1460		\$ 40,000.00	\$ 88,800.00		
01	ENCAPSULATE INTERIOR STEAMLINES	1460		\$ -	\$ 42,000.00		
01	REPAIRS TO BOILERS/STEAM LINES	1470		\$ 30,000.00	\$ 15,431.60		
01	REPLACE HOT WATER HEATERS	1470		\$ -	\$ 21,650.00		
02	SITWORK/LANDSCAPING FAC	1450		\$ 5,000.00	\$ -		
02	SECTION 504 SITWORK-FAC	1450		\$ 25,000.00	\$ -		
02	GENERAL UNIT UPGRADES-FAC	1460		\$ 90,000.00	\$ 1,871.82		
02	BATHROOM RENOVATIONS-FAC	1460		\$ 90,000.00	\$ -		
02	REPLACE HTGING SYSTEM-FAC	1460		\$ 187,550.00	\$ 877.58		
02	KITCHEN RENOVATIONS-FAC	1460		\$ 75,000.00	\$ -		
02	ASBESTOS ABATEMENT-FAC	1460		\$ 7,500.00	\$ -		
02	504 UNIT COMPLIANCE-FAC	1460		\$ 60,000.00	\$ -		
02	REPAIR GAS LINES	1470		\$ 115,000.00	\$ -		
02	REPAIRS TO BOILERS/STEAMLINES	1470		\$ -	\$ 10,099.40		
02	REPLACE HOT WATER HEATERS	1470		\$ -	\$ 10,000.00		
02	RELOCATION	1495		\$ 25,000.00	\$ -		
04	LANDSCAPING/SITE IMPROVEMENTS	1450		\$ 35,000.00	\$ -		
04	MANAGEMENT CENTER UPGRADES	1460		\$ -	\$ 963.16		
04	REPACE HOT WATER HEATERS	1460		\$ -	\$ 7,982.00		
05	LANDSCAPING/ROAD REPAIRS	1450		\$ -	\$ 280,272.70		
05	PATCH & PAINT INT WALLS-FAC	1460		\$ 35,000.00	\$ 44,254.63		
05	REPLACE HOT WATER HEATERS-FAC	1460		\$ 10,000.00	\$ -		
05	UPGRADE ROOFS	1460		\$ -	\$ 27,827.09		
05	INSTALL GUTTERS/DOWNSPOUTS	1460		\$ -	\$ 72,277.01		
05	CLEAN OUT SOFFITS	1460		\$ -	\$ 24,999.00		
05	BATHROOM RENOVATIONS	1460		\$ -	\$ 112,641.49		
05	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 64,910.00		
06	ROOF & GUTTER REPLACE-FAC	1460		\$ 100,000.00	\$ -		
07	ASBESTOS ABATEMENT-FAC	1460		\$ 20,000.00	\$ -		
07	REPLACE KITCHEN CABINETS-FAC	1460		\$ 131,662.00	\$ -		
07	REPLACE WALLPAPER	1460		\$ -	\$ 61,582.00		
07	STAIRWELL DRAINS	1460		\$ -	\$ 6,800.00		
07	REPLACE CEILING TILE	1460		\$ -	\$ 16,683.14		
07	REPAIR CHILLER	1460		\$ -	\$ 6,580.00		
8A	ELECTRICAL UPGRADES-FAC	1460		\$ 292,500.00	\$ 312,286.62		
8A	ELECTRIC RANGES-FAC	1460		\$ 12,000.00	\$ -		
8A	CREEKWOOD UPGRADES	1460		\$ -	\$ 42,804.00		
8B	ROOF RESHINGLE	1460		\$ -	\$ 68,500.00		
8C	INSTALL GUTTERS/DOWNSPOUTS	1460		\$ -	\$ 17,329.24		

\$ 2,397,512.00 \$ 2,397,512.00

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: NC19P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY-2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WHA Wide	6/30/2003	12/31/2002		6/30/2005	6/30/2004		PIH Notice 2001-26 (HA) II B 2
NC1-1R	6/30/2003	12/31/2002		6/30/2005	6/30/2004		
NC1-2R	6/30/2003	12/31/2002		6/30/2005	6/30/2004		
NC1-4	6/30/2003	12/31/2002		6/30/2005	6/30/2004		
NC1-5	6/30/2003	12/31/2002		6/30/2005	6/30/2004		
NC1-6	6/30/2003	12/31/2002		6/30/2005	6/30/2004		
NC1-7	6/30/2003	12/31/2002		6/30/2005	6/30/2004		
NC1-8A	6/30/2003	12/31/2002		6/30/2005	6/30/2004		
NC1-8B	6/30/2003	12/31/2002		6/30/2005	6/30/2004		
NC1-8C	6/30/2003	12/31/2002		6/30/2005	6/30/2004		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2002
--	---	----------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:4)
 Performance and Evaluation Report for Period Ending: 9/30/05
 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	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00
3	1408 Management Improvements Soft Costs	\$ 150,000.00	\$ 82,814.54	\$ 82,814.54	\$ 82,814.54
4	1410 Administration	\$ 199,000.00	\$ 181,438.25	\$ 181,438.25	\$ 181,438.25
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 287,200.00	\$ 400,226.37	\$ 400,226.37	\$ 400,226.37
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 30,000.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 1,036,000.00	\$ 1,085,258.56	\$ 1,085,258.56	\$ 1,084,627.44
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 31,800.00	\$ 28,698.09	\$ 28,698.09	\$ 28,698.09
12	1470 Nondwelling Structures	\$ 90,000.00	\$ 88,352.87	\$ 88,352.87	\$ 88,352.87
13	1475 Nondwelling Equipment	\$ 25,800.00	\$ 35,613.92	\$ 35,613.92	\$ 35,613.92
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ 748.40	\$ 748.40	\$ 748.40
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 53,351.00	\$ 0.00	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines.....)	\$ 2,253,151.00	\$ 2,253,151.00	\$ 2,253,151.00	\$ 2,252,519.88
21	Amount of Line 20 Related to LBP Activities	\$ 20,000.00	\$ 20.00	\$ 20.00	\$ 20.00
22	Amount of Line 20 Related to Section 504 compliance	\$ 60,000.00	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 Related to Energy Conservation Measures	\$ 30,000.00	\$ 26,141.64	\$ 26,141.64	\$ 26,141.64

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:	
The Housing Authority of the City of Wilmington, NC		Capital Fund Program Grant No: NC19P00150102			FFY-2002	
		Replacement Housing Factor Grant No:				
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
00	OPERATIONS	1406		\$ 350,000.00	\$ 350,000.00	
00	COMPUTER SOFTWARE-CGP	1408		\$ 5,000.00	\$ -	
00	COMPUTER SOFTWARE-MGMT IMPROV.	1408		\$ 5,000.00	\$ -	
00	MANAGEMENT IMPROVEMENTS	1408		\$ 45,000.00	\$ 39,646.80	
00	SECTION 3 ANNUAL BUDGET	1408		\$ 5,000.00	\$ 2,462.01	
00	SECTION3/ESF POSITION	1408		\$ 40,000.00	\$ 40,000.00	
00	SUNDRY EXPENSES	1408		\$ 34,500.00	\$ 154.75	
00	TRAINING-CGP	1408		\$ 8,500.00	\$ 550.98	
00	TRAINING-MGMT IMPROVEMENTS	1408		\$ 7,000.00	\$ -	
00	ADMIN EXPENSES (OFFICE EXP.)	1410		\$ 15,000.00	\$ 10,011.79	
00	OFFICE LEASE	1410		\$ 24,000.00	\$ 24,000.00	
00	SALARIES/BENEFITS	1410		\$ 145,000.00	\$ 145,000.00	
00	TRAVEL EXPENSES-CGP	1410		\$ 10,000.00	\$ 2,128.46	
00	TRAVEL EXPENSES-MGMT	1410		\$ 5,000.00	\$ 298.00	
00	ARCHITECTURAL/ENGINEERING FEES	1430		\$ 67,200.00	\$ 200,206.37	
00	LBP AND ASBESTOS CONSULTANT	1430		\$ 20,000.00	\$ 20.00	
00	SALARIES/BENEFITS	1430		\$ 200,000.00	\$ 200,000.00	
00	RE-DEVELOPMENT WORKERS COMP INS.	1460		\$ 17,900.00	\$ 17,607.20	
00	HA-WIDE ASBESTOS ABATEMENT	1460		\$ 9,500.00	\$ 2,926.25	
00	SAL/BENE-FIELD PROJECT MANAGER	1460		\$ 45,000.00	\$ 45,000.00	
00	RANGES/REFRIGERATORS	1465		\$ 31,800.00	\$ 28,698.09	
00	WAREHOUSE EXPENSE	1470		\$ 60,000.00	\$ 41,586.50	
00	COMPUTER EQUIPMENT-CGP	1475		\$ 7,500.00	\$ 10,166.28	
00	COMPUTER EQUIP-MGMT IMPROVE	1475		\$ 7,500.00	\$ 15,993.07	
00	RE-DEVELOPMENT AUTO INSURANCE	1475		\$ 5,800.00	\$ 1,397.69	
00	RE-DEVELOPMENT EQUIPMENT	1475		\$ 5,000.00	\$ 8,056.88	
00	RELOCATION	1495		\$ -	\$ 748.40	
00	CONTINGENCY	1502		\$ 53,351.00	\$ 0.00	
01	PATCH & PAINT INT WALLS (FAC)	1460		\$ 40,000.00	\$ -	
01	REPAIRS TO BOILERS/STEAM LINES	1470		\$ 30,000.00	\$ 26,141.64	
02	GENERAL UNIT UPGRADES-FAC	1460		\$ 90,000.00	\$ -	
02	BATHROOM RENOVATIONS-FAC	1460		\$ 90,000.00	\$ -	
02	KITCHEN RENOVATIONS-FAC	1460		\$ 75,000.00	\$ -	
02	ASBESTOS ABATEMENT-FAC	1460		\$ 7,500.00	\$ -	
02	504 UNIT COMPLIANCE-FAC	1460		\$ 60,000.00	\$ -	
02	REPAIRS TO BOILERS/STEAM LINES	1470		\$ -	\$ 20,624.73	
04	LANDSCAPING/SITE IMPROVEMENTS	1450		\$ 30,000.00	\$ -	
04	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 121,434.67	
05	PATCH & PAINT INT WALLS-FAC	1460		\$ 35,000.00	\$ 6,852.04	
05	REPLACE HOT WATER HEATERS-FAC	1460		\$ 10,000.00	\$ -	
06	ROOF & GUTTER REPLACE -FAC	1460		\$ 100,000.00	\$ 94,425.00	
07	ASBESTOS ABATEMENT-FAC	1460		\$ 20,000.00	\$ -	
07	REPLACE KITCHEN CABINETS-FAC	1460		\$ 131,600.00	\$ -	
07	UPGRADE HANDICAP RAMPS	1460		\$ -	\$ 1,858.00	
07	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 40,549.24	
07	REFURBISH MAIN ENTRANCE DOORS	1460		\$ -	\$ 18,100.00	
07	REPAIR ROOF	1460		\$ -	\$ 82,333.00	
8A	ELECTRICAL UPGRADES-FAC	1460		\$ 292,500.00	\$ 52,629.78	
8A	ELECTRIC RANGES-FAC	1460		\$ 12,000.00	\$ 71,881.62	
8A	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 33,645.00	
8A	REMOVE CHIMNEYS	1460		\$ -	\$ 15,845.00	
8B	INSTALL GUTTERS	1460		\$ -	\$ 48,736.76	
8B	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 149,500.00	
8C	UPGRADE EXTERIOR FINISHES	1460		\$ -	\$ 110,045.00	
8C	REPLACE ROOFS	1460		\$ -	\$ 106,890.00	
8C	ELECTRICAL UPGRADES	1460		\$ -	\$ 65,000.00	

\$ 2,253,151.00 \$ 2,253,151.00

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

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: NC19P00150102 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY-2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
WHA Wide	5/31/2004			5/31/2006				
NC1-1R	5/31/2004			5/31/2006				
NC1-2R	5/31/2004			5/31/2006				
NC1-4	5/31/2004			5/31/2006				
NC1-5	5/31/2004			5/31/2006				
NC1-6	5/31/2004			5/31/2006				
NC1-7	5/31/2004			5/31/2006				
NC1-8A	5/31/2004			5/31/2006				
NC1-8B	5/31/2004			5/31/2006				
NC1-8C	5/31/2004			5/31/2006				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2003
---	--	---

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 09/30/05
 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	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
3	1408 Management Improvements Soft Costs	\$ 28,000.00	\$ 88,154.34	\$ 88,154.34	\$ 88,154.34
4	1410 Administration	\$ 174,000.00	\$ 174,927.87	\$ 174,927.87	\$ 158,961.11
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 180,000.00	\$ 248,919.16	\$ 248,919.16	\$ 249,019.16
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 40,000.00	\$ 137,820.00	\$ 137,650.00	\$ 121,769.74
10	1460 Dwelling Structures	\$ 874,795.00	\$ 773,500.28	\$ 773,500.28	\$ 769,569.60
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 66,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 20,000.00	\$ 123,102.33	\$ 123,076.33	\$ 123,076.33
13	1475 Nondwelling Equipment	\$ 2,500.00	\$ 2,871.02	\$ 921.40	\$ 921.40
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 139,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines.....)	\$ 1,749,295.00	\$ 1,749,295.00	\$ 1,747,149.38	\$ 1,711,471.68
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of Line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 Related to Energy Conservation Measures	\$ 162,795.00	\$ 14,800.00	\$ 14,800.00	\$ 14,800.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
The Housing Authority of the City of Wilmington, NC		Capital Fund Program Grant No: NC19P00150103 Replacement Housing Factor Grant No:				FFY-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	
00	Operations	1406		\$ 200,000.00	\$ 200,000.00		
00	Management Improvements	1408		\$ 6,500.00	\$ 66,500.00		
00	Section 3 Annual Budget	1408		\$ 1,500.00	\$ 1,533.16		
00	Section 3/ESF Position	1408		\$ 20,000.00	\$ 20,121.18		
00	Administrative Expenses (Office exp.)	1410		\$ 4,000.00	\$ 6,285.34		
00	Office Lease	1410		\$ 24,000.00	\$ 22,176.00		
00	Salaries/Benefits	1410		\$ 143,000.00	\$ 142,230.01		
00	Travel Expenses - CGP	1410		\$ 3,000.00	\$ 4,236.52		
00	Architectural/Engineering Fees	1430		\$ 20,000.00	\$ 89,029.95		
00	Salaries/Benefits	1430		\$ 160,000.00	\$ 159,889.21		
00	HA-Wide Asbestos Abatement	1460		\$ 5,000.00	\$ 12,025.60		
00	Salaries/Benefits - Field Project Managers	1460		\$ 40,000.00	\$ 5,667.06		
00	Force Account Workers Comp Insurance	1460		\$ 15,000.00	\$ 15,000.00		
00	Warehouse Expenses	1470		\$ -	\$ 599.67		
00	Force Account Automotive Insurance	1475		\$ 2,000.00	\$ 2,000.00		
00	Force Account Equipment	1475		\$ 500.00	\$ 871.02		
00	Relocation	1495		\$ 25,000.00	\$ -		
00	Contingency	1502		\$ 139,000.00	\$ -		
01	Landscaping / Site Improvements	1450		\$ -	\$ 30,000.00		
01	Patch and Paint Interior Walls	1460		\$ 20,000.00	\$ 89,204.40		
01	Repairs to Boilers / Steam Lines	1470		\$ 15,000.00	\$ 62,486.32		
01	Install Boiler	1470		\$ -	\$ 22,346.00		
02	Patch and Paint Interior Walls	1460		\$ 5,000.00	\$ -		
02	Repairs to Boilers / Steam Lines	1470		\$ 5,000.00	\$ 420.34		
04	Landscaping / Site Improvements	1450		\$ 15,000.00	\$ 10,345.00		
04	Patch and Paint Interior Walls	1460		\$ 20,000.00	\$ 115,154.22		
04	Upgrade Interior Finishes	1460		\$ -	\$ 6,150.00		
05	Landscaping / Site Improvements	1450		\$ 25,000.00	\$ 97,305.00		
05	Patch and Paint Interior Walls	1460		\$ 35,000.00	\$ 85,269.92		
05	Replace Hot Water Heaters	1460		\$ 100,000.00	\$ 14,800.00		
05	Upgrade Exterior Finishes	1460		\$ -	\$ 6,800.00		
05	Upgrade Interior Finishes	1460		\$ -	\$ 13,000.00		
06	Roof and Gutter Replacement	1460		\$ 102,000.00	\$ -		
07	Landscaping / Site Improvements	1450		\$ -	\$ 995.00		
07	Replace Kitchen Cabinets	1460		\$ 170,000.00	\$ -		
07	Electrical Upgrades	1460		\$ 50,000.00	\$ -		
07	Powerwash Exterior	1460		\$ 100,000.00	\$ 55,864.08		
07	Upgrade Exterior Finishes	1460		\$ -	\$ -		
07	Upgrade Interior Finishes	1460		\$ -	\$ 6,779.28		
07	Upgrade HVAC	1470		\$ -	\$ 26,000.00		
8A	Install Gutters	1460		\$ 70,000.00	\$ 95,000.00		
8A	Upgrade Exterior Finishes	1460		\$ -	\$ 58,062.00		
8A	Patch and Paint Interior Walls	1460		\$ -	\$ 175,595.00		
8A	Electric Ranges	1465		\$ 66,000.00	\$ -		
8A	Remove Gas Meters	1470		\$ -	\$ 11,250.00		
8B	Kitchen Upgrades	1460		\$ 62,795.00	\$ -		
8B	Install Gutters	1460		\$ 50,000.00	\$ -		
8B	Upgrade Exterior Finishes	1460		\$ -	\$ 7,000.00		
8B	Upgrade Interior Finishes	1460		\$ -	\$ 7,200.00		
8C	Install Gutters	1460		\$ 30,000.00	\$ 608.00		
8C	Upgrade Exterior Finishes	1460		\$ -	\$ 4,600.00		
8C	Electrical Upgrades	1460		\$ -	\$ 2,800.00		
8C	Upgrade Interior Finishes	1460		\$ -	\$ 10,000.00		
				\$ 1,749,295.00	\$ 1,763,199.28		

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: NC19P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY-2003	
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	
WHA Wide	9/16/2005			9/16/2007			PIH 2003-19
NC1-1R	9/16/2005			9/16/2007			
NC1-2R	9/16/2005			9/16/2007			
NC1-4	9/16/2005			9/16/2007			
NC1-5	9/16/2005			9/16/2007			
NC1-6	9/16/2005			9/16/2007			
NC1-7	9/16/2005			9/16/2007			
NC1-8A	9/16/2005			9/16/2007			
NC1-8B	9/16/2005			9/16/2007			
NC1-8C	9/16/2005			9/16/2007			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001	Grant Type and Number Capital Fund Program Grant No.: NC19P00150203 Replacement Housing Factor Grant No:	Federal FY or Grant: 2003
--	---	-------------------------------------

<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 09/30/05	<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	\$ -	\$ 81,866.00	\$ 81,866.00	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvements	\$ 409,330.00	\$ 327,464.00	\$ 327,464.00	\$ 46,593.32
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 1-19)	\$409,330.00	\$409,330.00	\$409,330.00	\$46,593.32
21	Amount of line 21 Related to LBP Activities	\$0.00			
22	Amount of line 21 Related to Section 504 compliance	\$0.00			
23	Amount of line 21 Related to Security	\$0.00			
24	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

Signature of Executive Director _____	Date _____	Signature of Public Housing Director _____	Date _____
---------------------------------------	------------	--	------------

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001	Grant Type and Number Capital Fund Program NC19P001502103	Federal FY or Grant: 2003
--	--	-------------------------------------

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Operations	1406		\$0.00	\$81,866.00	\$81,866.00	\$0.00	
HA-Wide	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Section 3 Annual Budget	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Section 3/ESF Position	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Office Lease	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Travel Expenses - CGP	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Architectural/Engineering Fees	1430		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits	1430		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Workers Comp Insurance	1460		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Automotive Insurance	1475		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
NC1-1R	Landscaping / Site Improvements	1450		\$80,000.00	\$0.00	\$0.00	\$0.00	
NC1-4	Landscaping / Site Improvements	1450		\$80,000.00	\$0.00	\$0.00	\$0.00	
NC1-5	Landscaping / Site Improvements	1450		\$80,000.00	\$46,593.32	\$46,593.32	\$46,593.32	
NC1-8A	Landscaping / Site Improvements	1450		\$80,000.00	\$0.00	\$0.00	\$0.00	
NC1-8B	Landscaping / Site Improvements	1450		\$80,000.00	\$130,000.00	\$130,000.00	\$0.00	
NC1-8C	Landscaping / Site Improvements	1450		\$9,330.00	\$150,870.68	\$150,870.68	\$0.00	

\$409,330.00 \$409,330.00 \$409,330.00 \$46,593.32

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150203				Federal FY or Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide 1406	February 13, 2006			February 12, 2008			HUD letter 12/29/03
HA-Wide 1408	February 13, 2006			February 12, 2008			
HA-Wide 1410	February 13, 2006			February 12, 2008			
HA-Wide 1430	February 13, 2006			February 12, 2008			
HA-Wide 1460	February 13, 2006			February 12, 2008			
HA-Wide 1470	February 13, 2006			February 12, 2008			
HA-Wide 1475	February 13, 2006			February 12, 2008			
NC19P001001R	February 13, 2006			February 12, 2008			
NC19P001002R	February 13, 2006			February 12, 2008			
NC19P001003	February 13, 2006			February 12, 2008			
NC19P001004	February 13, 2006			February 12, 2008			
NC19P001005	February 13, 2006			February 12, 2008			
NC19P001006	February 13, 2006			February 12, 2008			
NC19P001007	February 13, 2006			February 12, 2008			
NC19P001008A	February 13, 2006			February 12, 2008			
NC19P001008B	February 13, 2006			February 12, 2008			
NC19P001008C	February 13, 2006			February 12, 2008			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2004
---	--	---

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: 09/30/05

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 200,000.00	\$ 412,190.20	\$ 289,189.00	\$ 289,189.00
3	1408 Management Improvements Soft Costs	\$ 28,000.00	\$ 188,000.00	\$ 88,892.34	\$ 77,674.03
4	1410 Administration	\$ 206,000.00	\$ 206,000.00	\$ 197,166.10	\$ 58,803.75
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 155,222.06
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 120,000.00	\$ 100,000.00	\$ 6,850.00	\$ 6,850.00
10	1460 Dwelling Structures	\$ 1,040,451.00	\$ 842,449.80	\$ 277,299.49	\$ 205,941.94
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 25,000.00	\$ 50,000.00	\$ 25,000.00	\$ 17,405.18
13	1475 Nondwelling Equipment	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ 9,811.00	\$ 3,053.50	\$ 3,053.50
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 164,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines.....)	\$ 2,060,951.00	\$ 2,060,951.00	\$ 1,137,450.43	\$ 814,139.46
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of Line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 Related to Energy Conservation Measures	\$ 75,000.00	\$ 75,000.00	\$ 30,000.00	\$ 24,908.70

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150104			Federal FY or Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Operations	1406		\$200,000.00	\$412,190.20	\$289,189.00	\$289,189.00	
HA-Wide	Management Improvements	1408		\$6,500.00	\$126,500.00	\$27,501.79	\$27,501.79	
HA-Wide	Section 3 Annual Budget	1408		\$1,500.00	\$1,500.00	\$1,390.55	\$1,360.84	
HA-Wide	Section 3/ESF Position	1408		\$20,000.00	\$60,000.00	\$60,000.00	\$48,811.40	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$4,000.00	\$9,223.35	\$9,223.35	\$9,223.35	
HA-Wide	Office Lease	1410		\$24,000.00	\$18,453.90	\$9,620.00	\$9,620.00	
HA-Wide	Salaries/Benefits	1410		\$173,000.00	\$173,000.00	\$173,000.00	\$34,637.65	
HA-Wide	Travel Expenses - CGP	1410		\$5,000.00	\$5,322.75	\$5,322.75	\$5,322.75	
HA-Wide	Architectural/Engineering Fees	1430		\$90,000.00	\$90,000.00	\$90,000.00	\$61,720.00	
HA-Wide	Salaries/Benefits	1430		\$160,000.00	\$160,000.00	\$160,000.00	\$93,502.06	
HA-Wide	Redevelopment Workers Comp Insurance	1460		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$5,000.00	\$49,934.20	\$49,934.20	\$37,818.20	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$40,000.00	\$40,000.00	\$40,000.00	\$2,672.00	
HA-Wide	Redevelopment Automotive Insurance	1475		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
HA-Wide	Force Account Equipment	1475		\$500.00	\$500.00	\$0.00	\$0.00	
HA-Wide	Relocation	1495		\$25,000.00	\$9,811.00	\$3,053.50	\$3,053.50	
HA-Wide	Contingency	1502		\$164,000.00	\$0.00	\$0.00	\$0.00	
NC1-1R	Landscaping / Site Improvements	1450		\$0.00	\$1,000.00	\$600.00	\$600.00	
NC1-1R	Patch and Paint Interior Walls	1460		\$20,000.00	\$10,000.00	\$1,463.95	\$843.35	
NC1-1R	Upgrade Exterior Finishes	1460		\$0.00	\$10,000.00	\$6,320.56	\$0.00	
NC1-1R	Repairs to Boilers / Steam Lines	1470		\$25,000.00	\$50,000.00	\$25,000.00	\$17,405.18	
NC1-4	Landscaping / Site Improvements	1450		\$60,000.00	\$48,000.00	\$0.00	\$0.00	
NC1-4	Patch and Paint Interior Walls	1460		\$60,000.00	\$60,000.00	\$19,727.71	\$19,727.71	
NC1-5	Landscaping / Site Improvements	1450		\$60,000.00	\$40,000.00	\$750.00	\$750.00	
NC1-5	Patch and Paint Interior Walls	1460		\$50,000.00	\$17,451.00	\$13,000.00	\$12,512.42	
NC1-5	Replace Hot Water Heaters	1460		\$75,000.00	\$75,000.00	\$30,000.00	\$24,908.70	
NC1-5	Bathroom Upgrades	1460		\$120,451.00	\$0.00	\$0.00	\$0.00	
NC1-5	Upgrade Exterior Finishes	1460		\$0.00	\$23,000.00	\$21,051.07	\$21,051.07	
NC1-5	Upgrade Interior Finishes	1460		\$0.00	\$130,000.00	\$0.00	\$0.00	
NC1-6	Roof and Gutter Replacement	1460		\$75,000.00	\$0.00	\$0.00	\$0.00	
NC1-6	Kitchen Renovations	1460		\$75,000.00	\$13,155.00	\$0.00	\$0.00	
NC1-7	Landscaping / Site Improvements	1450		\$0.00	\$1,000.00	\$600.00	\$600.00	
NC1-7	Replace Kitchen Cabinets	1460		\$125,000.00	\$25,000.00	\$0.00	\$0.00	
NC1-7	Electrical Upgrades	1460		\$50,000.00	\$30,000.00	\$0.00	\$0.00	
NC1-7	Powerwash Exterior	1460		\$75,000.00	\$0.00	\$0.00	\$0.00	
NC1-7	Upgrade Exterior Finishes	1460		\$0.00	\$89,000.00	\$89,000.00	\$81,958.49	
NC1-16	Upgrade Exterior Finishes	1460		\$0.00	\$20,000.00	\$2,352.00	\$0.00	
NC1-8A	Landscaping / Site Improvements	1450		\$0.00	\$10,000.00	\$4,900.00	\$4,900.00	
NC1-8A	Install Gutters	1460		\$90,000.00	\$49,909.60	\$0.00	\$0.00	
NC1-8A	Upgrade Interior Finishes	1460		\$0.00	\$20,000.00	\$4,450.00	\$4,450.00	
NC1-8B	Upgrade Interior Finishes	1460		\$80,000.00	\$80,000.00	\$0.00	\$0.00	
NC1-8B	Jet out sewer branches	1460		\$35,000.00	\$35,000.00	\$0.00	\$0.00	
NC1-8C	Bathroom Upgrades	1460		\$50,000.00	\$20,000.00	\$0.00	\$0.00	
NC1-8C	Upgrade Exterior Finishes	1460		\$0.00	\$30,000.00	\$0.00	\$0.00	

\$2,060,951.00 \$2,060,951.00 \$1,137,450.43 \$814,139.46

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2005
---	--	---

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/05
 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	\$ 452,195.20	\$ 452,195.20	\$ 340,000.00	\$ 340,000.00
3	1408 Management Improvements Soft Costs	\$ 101,000.00	\$ 101,000.00	\$ 540.00	\$ 540.00
4	1410 Administration	\$ 226,097.60	\$ 226,097.60	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 125,000.00	\$ 125,000.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 882,295.00	\$ 882,295.00	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ 20,000.00	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 10,500.00	\$ 10,500.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1501 Collateral Expense/Debt Service	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -
20	1502 Contingency	\$ 148,888.20	\$ 128,888.20	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines.....)	\$ 2,260,976.00	\$ 2,260,976.00	\$ 340,540.00	\$ 340,540.00
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	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 21 Related to Energy Conservation Measures	\$ 165,000.00	\$ 165,000.00	\$ -	\$ -

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150105			Federal FY or Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Operations	1406		\$452,195.20	\$452,195.20	\$340,000.00	\$340,000.00	
HA-Wide	Management Improvements	1408		\$55,000.00	\$55,000.00	\$0.00	\$0.00	
HA-Wide	Section 3 Annual Budget	1408		\$1,500.00	\$1,500.00	\$540.00	\$540.00	
HA-Wide	Section 3/ESF Position	1408		\$40,000.00	\$40,000.00	\$0.00	\$0.00	
HA-Wide	Training - CFP	1408		\$4,500.00	\$4,500.00	\$0.00	\$0.00	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$4,000.00	\$4,000.00	\$0.00	\$0.00	
HA-Wide	Office Lease	1410		\$24,000.00	\$24,000.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits	1410		\$193,097.60	\$193,097.60	\$0.00	\$0.00	
HA-Wide	Travel Expenses - CGP	1410		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
HA-Wide	Architectural/Engineering Fees	1430		\$50,000.00	\$50,000.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits	1430		\$75,000.00	\$75,000.00	\$0.00	\$0.00	
HA-Wide	Redevelopment Workers Comp Insurance	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$40,000.00	\$40,000.00	\$0.00	\$0.00	
HA-Wide	Ranges/ Refrigerators	1465		\$0.00	\$20,000.00	\$20,000.00	\$0.00	
HA-Wide	Electronic Equipmment - M. I.	1475		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
HA-Wide	Force Account Equipment	1475		\$500.00	\$500.00	\$0.00	\$0.00	
HA-Wide	Relocation	1495		\$40,000.00	\$40,000.00	\$0.00	\$0.00	
HA-Wide	Collateral Expense/Debt Service	1501		\$250,000.00	\$250,000.00	\$0.00	\$0.00	
HA-Wide	Contingency	1502		\$148,888.20	\$128,888.20	-\$20,000.00	\$0.00	
NC1-1R	Bathroom Renovations	1460		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
NC1-1R	Repairs to Boilers / Steam Lines	1470		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
NC1-1R	Non-Dwelling Structure Renovations	1470		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
NC1-4	Upgrade Interior Finishes	1460		\$40,000.00	\$40,000.00	\$0.00	\$0.00	
NC1-5	Upgrade Interior Finishes	1460		\$85,000.00	\$85,000.00	\$0.00	\$0.00	
NC1-5	Replace Hot Water Heaters	1460		\$60,000.00	\$60,000.00	\$0.00	\$0.00	
NC1-5	Bathroom Renovations	1460		\$75,000.00	\$75,000.00	\$0.00	\$0.00	
NC1-6	Bathroom Renovations	1460		\$50,000.00	\$50,000.00	\$0.00	\$0.00	
NC1-6	Kitchen Renovations	1460		\$50,000.00	\$50,000.00	\$0.00	\$0.00	
NC1-7	Replace Kitchen Cabinets	1460		\$99,295.00	\$99,295.00	\$0.00	\$0.00	
NC1-7	Electrical Upgrades	1460		\$50,000.00	\$50,000.00	\$0.00	\$0.00	
NC1-7	Replace Elevator	1460		\$105,000.00	\$105,000.00	\$0.00	\$0.00	
NC1-8A	Upgrade Exterior Finishes	1460		\$90,000.00	\$90,000.00	\$0.00	\$0.00	
NC1-8B	Upgrade Interior Finishes	1460		\$50,000.00	\$50,000.00	\$0.00	\$0.00	
NC1-8B	Kitchen Renovations	1460		\$35,000.00	\$35,000.00	\$0.00	\$0.00	
NC1-8C	Upgrade Interior Finishes	1460		\$23,000.00	\$23,000.00	\$0.00	\$0.00	

\$2,260,976.00 \$2,260,976.00 \$340,540.00 \$340,540.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <u>NC19R00150102</u>			Federal FY of Grant: FFY-2002	
Original Annual Statement		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: <u>9/30/05</u>		Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$ -	\$ -	\$ -	\$ -	
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -	
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -	
4	1410 Administration	\$ -	\$ 24,310.50	\$ 24,310.50	\$ 22,458.41	
5	1411 Audit	\$ -	\$ -	\$ -	\$ -	
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -	
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -	
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -	
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -	
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -	
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -	
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -	
18	1499 Development Activities	\$ 243,104.00	\$ 218,793.50	\$ 218,793.50	\$ 218,793.50	
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -	
20	Amount of Annual Grant: (sum of lines 1-19)	\$ 243,104.00	\$ 243,104.00	\$ 243,104.00	\$ 241,251.91	
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -	
22	Amount of Line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -	
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -	
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -	
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -	
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:		Grant Type and Number		FFY-2003	
The Housing Authority of the City of Wilmington, NC		Capital Fund Program Grant		FFY-2003	
		Replacement Housing Factor Grant No: C19R00150203			
Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/05		Reserve for Disasters/ Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report	
		Total Estimated Cost	Total Actual Cost		
			150 nts		
			216 nts		
		\$ 18,874.10	\$ 18,874.10	\$ 18,874.10	\$ 18,874.10
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 169,866.90	\$ 169,866.90	\$ 169,866.90	\$ 169,866.90
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 1-19)	\$ 188,741.00	\$ 188,741.00	\$ 188,741.00	\$ 188,741.00
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of Line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -

Component 3 () - Concentration and income mixing

ATTACHMENT 00101

Yes
 No: Do any of these covered developments have average incomes above 85% of the average incomes of all such developments? If no, this section is complete.

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

If no, this section is complete.

If yes, list the developments as follows:
 150 nts
 216 nts
 Admit higher incomes
 Admit lower incomes
 See ACO Policy

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00150204	Federal FY of Grant: FFY-2004
---	--	---

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9/30/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ 22,086.00	\$ 22,086.00	\$ 22,086.00	\$ 21,409.89
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 198,775.00	\$ 198,775.00	\$ 198,775.00	\$ 198,775.00
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 1-19)	\$ 220,861.00	\$ 220,861.00	\$ 220,861.00	\$ 220,184.89
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of Line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00150205	Federal FY of Grant: FFY-2005
---	--	---

Original Annual Statement Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no:1)
 X Performance and Evaluation Report for Period Ending: 09/30/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ 31,781.00	\$ 31,781.00	\$ 31,781.00	\$ -
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	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 286,037.00	\$ 286,037.00	\$ 286,037.00	\$ 28,000.00
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 1-19)	\$ 317,818.00	\$ 317,818.00	\$ 317,818.00	\$ 28,000.00
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of Line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

**COMMUNITY SERVICES AND FSS PROGRAMS
ATTACHMENT nc001m01**

	Program Name	Description	Estimated Size	Allocation Method	Access	Eligibility
1	Business Hour	Residents receive assistance from family and senior services staff in writing letters, solving bill problems, or reading their daily mail	7-10 Residents	WHA Elderly/Disabled Programs	Resident Services Department	Solomon Towers and Hillcrest Residents
2	Child Nutrition Lunch	Lunches for children during the summer Monday through Friday	25-30 youth per site	New Hanover County Schools	Resident Services Department	Public Housing Youth
3	Coffee Hours	Residents make coffee and sell it to raise money for the resident groups	20 residents	WHA Elderly/Disabled Services	Resident Services Department	Residents Living at Solomon Towers
4	"Community" Newsletter	Newsletter sent to all Public Housing and Section 8 residents to inform them of various programs and what other residents are achieving.	All	WHA	Planning, Special Projects, and Grants Department	Public Housing and Section 8 residents
5	Credit Counseling	Workshop offered at least twice monthly for credit counseling and teaching basic budgeting and money management skills. Also by individual appointment	Varies 2-25	Section 8 Homeownership	Resident Services Department	Open to all public housing, Section 8, HOPE VI, residents and some other agencies

**COMMUNITY SERVICES AND FSS PROGRAMS
ATTACHMENT nc001m01**

6	Grocery Run	A bi-weekly trip to the grocery store is provided to the elderly and disabled	15-20 residents	WHA Elderly/Disabled Program	Resident Services Department	Public Housing Residents
7	GED classes	GED classes taught two days a week	8-10 per class	WHA	Resident Services Department	Public Housing Residents
8	Homebuyer's Workshop	Workshop to teach prospective homebuyers about purchasing a home.	20 residents	WHA	Resident Services Department	FSS participants
9	Homeownership Institute	Intensive homeownership program	10-15 participants	WHA	Resident Services Department	Public Housing, Section 8, and HOPE VI participants
10	HOPE VI Resident Advisory Meeting	Monthly meetings with Jervay residents provide updates on progress of Jervay construction and receive feedback on supportive services needs	131 Families	WHA	Resident Services Department	HOPE VI Residents
11	Incubator Units at VOG	Case Management of 40 families in a transitional FSS program	40	WHA / VOG	The Village of Greenfield	Section 8 Residents
12	Job Fair	Workshop to help resident with job placement	Varies	WHA	Resident Services Department	Public Housing, Section 8, and HOPE VI participants
13	Dreambuilders	Youths learning the use of basic hand tools related to woodworking projects. They also learn measurements using rulers	15 participants	Governor's Crime Commission Grant	Resident Services Department	Public Housing Youth

**COMMUNITY SERVICES AND FSS PROGRAMS
ATTACHMENT nc001m01**

14	PCC Program	A committee that consist of service providers within the community providing services for WHA residents	10-15 participants	WHA / In-Kind Services	Resident Services Department	FSS participants
15	POC/FSS Orientation	Pre-occupancy counseling and FSS orientation to new candidates moving into public housing	Varies	WHA	Management and Resident Services Departments	Public Housing Residents
16	Resident Advisory Council	Meeting held monthly to give housing authority staff, residents and community leaders a venue for discussion of issues pertaining to residents of public housing and Section 8 and to make recommendations regarding WHA's policies and procedures	20-25 residents and staff	WHA	WHA Supportive Services Office	Public Housing and Section 8 Residents
17	Resident Community Watch	Residents have organized several community watch programs throughout their developments with the assistance of the Wilmington Police Department	366 Residents	WHA	Wilmington Housing Authority/Wilmington Police Department	Public Housing and Section 8 Residents
18	Resident Organizations	Meeting held once a month for residents at each participating development to discuss issues pertinent to their development and surrounding community	7-30 participants	WHA	WHA Supportive Services Office	Public Housing Residents
19	Section 3/Referrals	Employment for residents selected from database	Database	WHA	WHA Supportive Services Office	Public Housing, Section 8, and HOPE VI residents

**COMMUNITY SERVICES AND FSS PROGRAMS
ATTACHMENT nc001m01**

20	Lifeskills	6 week class sessions designed to teach participants skills needed toward achieving self-sufficiency	10-15 participants	Safe Schools Healthy Student Grant	Resident Services Department	Public Housing and Section 8 Residents
21	Teen Enterprise	An initiative that promotes economic, educational, and social advancement of all young adults regardless of economic background or social standing	25-30 Youths	HOPE VI and In-Kind Services	Resident Services Department	Public Housing, Section 8, and HOPE VI Residents
22	Tour of Homes	The Housing Authority partners with area realtors and Cape Fear Regional Community Development Corporation to give Family Self-Sufficiency participants an opportunity to view several homes in the city and find out about affordable mortgage loan programs.	10-12 per tour	Wilmington Housing Authority	Resident Services Department	Public Housing and Section 8 residents
23	Wilmington Housing Authority Baseball Team	Youth ages 8-12 participate in a neighborhood baseball league designed to teach teamwork and sportsmanship.	30 Youths	Hope VI / In-kind Services	Resident Services Department	Public Housing, Hope VI, and Section 8
24	Youth Round-Up	A youth program which provides character development, positive peer interaction, training, and mentoring	15 Youths	HOPE VI	Resident Services Department	HOPE VI youths
25	WIA Summer Youth Employment Program	Student works as an intern in an office setting to learn general office skills	2-3 students	New Hanover County Schools	Resident Services Department	Public Housing and Section 8 youth

COMMUNITY SERVICES AND FSS PROGRAMS
ATTACHMENT nc001m01

26	Parent Advocacy Program	Program designed to offer support to parents and provide them with the tools needed to better communicate with school officials	20-25 parents	Safe Schools Healthy Student Grant	Resident Services Department	Public Housing and Section 8 youth
----	-------------------------	---	---------------	--	---------------------------------	---------------------------------------

PBA STATEMENT

Section 8 PHA Project-Based Vouchers

The Wilmington Housing Authority has recognized the need to provide additional affordable housing units for the elderly and family population. Residents that are current voucher holders find it difficult to find affordable rental housing in the areas of the City of Wilmington and New Hanover County.

In an effort to address the need, the authority has set aside 118 vouchers to convert to Project Based Rental Assistance. WHA advertised for PBA, went through the procurement process, and is now waiting for HUD's approval of the application.

The authority encourages private for profit and/or non-profit investment in new construction of affordable housing production both for families and seniors, in New Hanover County.