

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

Streamlined Annual Plan for Fiscal Year 2007

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Raleigh Housing Authority

PHA Number: NC 002

PHA Fiscal Year Beginning: 04/2006

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1722
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 3537

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2007 - 2011 [24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
to provide safe, quality, affordable housing to low and moderate income families in the Greater Raleigh community; and to promote personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency.

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: **RHA will seek replacement vouchers for the Chavis Heights demolition in the next three years.**
 - Reduce public housing vacancies: **Maintain 99% occupancy**
 - Leverage private or other public funds to create additional housing opportunities: **Secure the funding needed to produce the tax credit units and market rate units promised under the 2003 HOPE VI for Chavis Heights**
 - Acquire or build units or developments: **Complete the acquisition of the 55 homes proposed under the HOPE VI grant. Complete construction of the HOPE VI site by the end of 2009.**
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) **Improve score to 95**
 - Improve voucher management: (SEMAP score) **Score 97 or better**
 - Increase customer satisfaction: **Improvement in Section 8 customer service.**

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: **Walnut Terrace in particular**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing: **Complete the redevelopment of Chavis Heights which will add 141 new public housing units.**
- Provide replacement vouchers: **RHA will seek replacement vouchers for the demolished Chavis Heights in the next three years.**
- Other: (list below)
 - **RHA will sell an office building located at 420 N. Boylan Avenue in the next few years.**
 - **Secure city services such as trash collection and water service to communities that are eligible to receive these services.**
 - **Maintain unit turn times at less than 20 days for public housing units.**
 - **Complete tenant generated work orders in three working days and all other work orders in five working days.**
 - **Continue efforts to identify fraud in all housing programs. RHA will make every attempt to recover assistance paid to families in error.**

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: **RHA has submitted its request for approval for a Section 32 Homeownership Program**
- Implement public housing site-based waiting lists: **Continue Capitol Park and single family home waiting lists. Another site-based list will be established for the redeveloped Chavis Heights.**
- 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: **As funding sources can be identified, RHA will enhance security through the use of after-hours police officers, security cameras and other initiatives with the police department. The police will**

have the opportunity to review the site plan for the redeveloped Chavis Heights and provide comments as it relates to CPTED. RHA will also check the criminal records of applicants and at recertifications. RHA works closely with the Raleigh Police Department to track crime in both public housing and section 8 units. RHA will follow up on any crime in its programs.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - **Continue to provide space to area service providers that offer quality programs for residents.**

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:
 - **Continue to nurture relationships with area service providers to encourage job training and employment.**
 - **Continue to offer incentive housing for working families to reward work.**
 - **Continue the efforts of the Welfare to Work program to require families to work in order to receive section 8 assistance.**
 - Provide or attract supportive services to improve assistance recipients' employability:
 - **RHA coordinates a community task force as part of its HOPE VI program. Service providers that participate offer programs to all of RHA's residents, not just those affected by HOPE VI.**
 - **RHA received a Neighborhood Network grant that will assist with recruiting programs and services.**
 - **Utilize an Americorps/VISTA worker to recruit programs and services.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 - **RHA has submitted its Section 32 Homeownership Plan to offer some of the public housing single family homes to the public housing residents that occupy them.**

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)

- **Continue to seek ways to make the section 8 program more cost efficient.**
- **Develop strategies for reducing utility costs.**
- **Continue to move toward project-based tracking of income and expenditures.**
- **Continue to consider or pursue non-federal sources for funding affordable housing.**

Streamlined Annual PHA Plan **PHA Fiscal Year 2007** [24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

<input type="checkbox"/>	1. Housing Needs	8
<input type="checkbox"/>	2. Financial Resources	13
<input type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	14
<input type="checkbox"/>	4. Rent Determination Policies	23
<input type="checkbox"/>	5. Capital Improvements Needs	27
<input type="checkbox"/>	6. Demolition and Disposition	28
<input type="checkbox"/>	7. Homeownership	29
<input type="checkbox"/>	8. Civil Rights Certifications (included with PHA Certifications of Compliance)	30
<input type="checkbox"/>	9. Additional Information	
	a. PHA Progress on Meeting 5-Year Mission and Goals	30
	b. Criteria for Substantial Deviations and Significant Amendments	31
	c. Other Information Requested by HUD	
	i. Resident Advisory Board Membership and Consultation Process	32
	ii. Resident Membership on the PHA Governing Board	33
	iii. PHA Statement of Consistency with Consolidated Plan	35
	iv. (Reserved)	
<input type="checkbox"/>	10. Project-Based Voucher Program	35
<input type="checkbox"/>	11. Supporting Documents Available for Review	36
<input type="checkbox"/>	12. FY 2007 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	47
<input type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan (Attachment G)	
<input type="checkbox"/>	14. Other (List below, providing name for each item)	
	Attachment A – Statement of Progress	39
	Attachment B – Voluntary Conversion	41
	Attachment C – Resident Board Member	42
	Attachment D – Resident Advisory Board Membership	43
	Attachment E – Definition of Substantial Deviation	44
	Attachment F – Deconcentration Statement	45

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.

Executive Summary (optional)

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

The Raleigh Housing Authority (RHA) continues to be a high performer in both the Section 8 and public housing programs. RHA also just had its 18th consecutive year of no financial audit findings. RHA intends to continue this commitment to quality and performance. In the next year, RHA will continue to move ahead with the redevelopment of Chavis Heights under HOPE VI. RHA secured tax credits for a 55 unit senior building and plans to break ground for this building in early 2006. Currently infrastructure is being installed. RHA continues to provide case management for the displaced residents.

RHA continues to prepare for implementation of project-based accounting. In addition, RHA continues to keep its Section 8 program fully leased within the constraints imposed by HUD. Both of these initiatives require that RHA look at ways of reducing program costs for both the public housing and section 8 programs. This includes strict enforcement of program policies to prevent fraud and overspending of limited federal funding. Increasing efficiency will also require RHA to look at ways to reduce costs at the older communities that are becoming a drain on resources. The primary property of concern at this time is Walnut Terrace which was built in 1958. RHA is currently in the process of implementing a HOPE VI grant and will eventually shift focus to the Walnut Terrace community. This is likely to happen in the next 2 or 3 years.

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

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2093	93%	1948
Extremely low income <=30% AMI	2024	97%	
Very low income (>30% but <=50% AMI)	68	3%	
Low income (>50% but <80% AMI)	1	<1%	
Families with children	995	48%	
Elderly families	86	4%	

Housing Needs of Families on the PHA's Waiting Lists			
Families with Disabilities	573	27%	
Singles (Able-bodied, nonelderly)	439	21%	
Race/ethnicity (Black)	1927	92% **	
Race/ethnicity (White)	147	7% **	
Race/ethnicity (Other)	18	.008% **	
** Numbers do not equal 100% due to rounding			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1396	.06%	130
2 BR	543	59%	1150
3 BR	89	27%	526
4 BR	36	.06%	124
5 BR	20	<1%	18
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
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	9417	74%	7000
Extremely low income <=30% AMI	8818	94%	
Very low income (>30% but <=50% AMI)	593	6%	
Low income (>50% but <80% AMI)	6	<1%	
Families with children	6395	68%	
Elderly families	566	6%	
Families with Disabilities	1804	19%	
Able-bodies singles	652	7%	
Race/ethnicity (Black)	8627	92%	
Race/ethnicity (white)	691	7%	
Race/Ethnicity	40	.004%	

Housing Needs of Families on the PHA's Waiting Lists			
(Amer. Ind.)			
Race/ethnicity (Hispanic)	35	.004%	
Race/ethnicity (None given)	24	.002%	

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available **RHA will eventually seek replacement vouchers for the demolished Chavis Heights public housing units.**
- 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)
 - Issue housing bonds that meet the criteria established by RHA which includes items such as outside of minority areas of concentration, reputable developers with a track record of quality development and management.

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 – RHA has a preference for persons paying more than 35% of income for rent.
- 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)
 - **Continue to offer incentive housing units that are only available to working families, the elderly and the disabled.**

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)
 - **RHA's non-profit subsidiary is in the process of developing a tax credit property for seniors above the age of 55.**

- **RHA has a public housing preference for applicants that are 62 years of age.**

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)
- **RHA has a preference for disabled single persons over able-bodied single persons.**

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other

- information available to the PHA
- Influence of the housing market on PHA programs
 - Community priorities regarding housing assistance
 - Results of consultation with local or state government
 - Results of consultation with residents and the Resident Advisory Board
 - Results of consultation with advocacy groups
 - Other: (list below)

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	4,599,215	
b) Public Housing Capital Fund	2,851,703	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	29,281,441	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
Capital Fund Replacement Housing	264,481	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) HOPE VI Neighborhood Networks	249,921	
b) Capital Fund	2,440,058	
c) Capital Fund Replacement Housing	414,097	
d) HOPE VI Revitalization	15,907,439	
3. Public Housing Dwelling Rental Income	2,878,344	Public Housing Operations
Excess Utilities	18,923	Public Housing Operations
Other Income (late and maintenance charges)	170,710	Public Housing Operations
4. Other income (list below)		
a) Interest earned	274,529	Public Housing Operations
b) Nondwelling rental	87,620	Public Housing Operations
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
a) Project Self-sufficiency	10,906	
b) Rooftop rental	85,438	
c) Management fees	410,000	
Total resources	59,944,825	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) **Top 50 applicants by date and time of application and bedroom size needed.**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
 - **Any time verifications are more than 120 days old.**
 - **Criminal records are checked before applicants are added to the waiting list.**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
 - **Credit histories looking for rental and property damage information – not credit worthiness.**
 - **Any outstanding charges owed to RHA in any of its rental assistance programs.**
 - **Criminal records for felony drug-related and criminal charges within 7 years of the date of the application. Violent or drug-related offenses within 3 years of application.**
 - **History of defrauding RHA**
 - **Registered sex offender status**

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? **RHA also checks criminal backgrounds via**

the Internet to find criminal activity around the country.

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

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office (**Capitol Park and scattered sites only.**)
- Other (list below)

- **Applicants can download a preliminary application for housing from RHA's web page. It is to be completed and mailed to RHA.**

c. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Scattered Sites NC 2-31 (20 Units)	4/1/03	18- Black 2- White 1- Vacant Disabled 0	20- Black 0- White 0- Disabled	10% -.06
NC 2-32 (34 Units)	4/1/03	31- Black 2 - White 1- Hispanic Disabled - 1	34- Black 0 0 Disabled - 1	9% -.06 -.03 0
NC 2-33 (38 Units)	4/1/03	36- Black 1- White 1- Hispanic 1- Disabled	37- Black 1- White 0- Hispanic 1- Disabled	2% 0 -.02 0
NC 2-34 (25 Units)	4/1/03	23- Black 1 - White 1 - Hispanic 0- Disabled	22 - Black 1 - White 2 - Hispanic 0 - Disabled	-4% 0 .04% 0

NC 2-35 (41 Units)	4/1/03	39 – Black 1 – White 1 – Hispanic 0 – Disabled	38 – Black 1 – White 2 – Hispanic 0 – Disabled	-.02 0 .02 0
NC 2-37 (13 Units)	4/1/03	13 – Black 0 – White 0 – disabled	13 – Black	0
Capitol Park (NC 2-36)	3/24/03	51- Black 9 – white 0 Vacant 27 Disabled	52- Black 7- White 1- Hispanic 0- Vacant 26 - disabled	1.67 -3.33 1.67 0 -1.67

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 2

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 2

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)

- RHA Web page has general information and contact information.

(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: **RHA's single family homes are scattered around the city and many of these homes are not on the bus line. Families applying for a single family home can choose an area of the city for reasons such as proximity to work or schools.**

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
 Over-housed
 Under-housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
- Family unable to pay utilities
 - Family no longer willing to meet the requirements for occupancy in the incentive units, such as employment or yard maintenance. Family would transfer back to conventional public housing.

Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence – **RHA accepts five referrals per year.**
- 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 (**Incentive units only**)
- 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)
 - **Elderly and near elderly singles over able-bodied singles**
 - **Disabled singles over able-bodied singles.**
 - **Elderly persons raising minor children.**
 - **Mobility impaired applicants when a mobility accessible unit is available.**

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

- Date and Time **1**

Former Federal preferences:

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

Other preferences (select all that apply)

- 2**Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 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)
 - 2 Elderly and near elderly singles over able-bodied singles
 - 2 Disabled singles over able-bodied singles.
 - 2 Elderly persons raising minor children.
 - 2 Mobility impaired applicants when a mobility accessible unit is available.

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)
 - Agency Plan including Resident Advisory Board input
 - RHA web page at rhaonline.com

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

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

(6) Deconcentration and Income Mixing

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

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

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

			§903.2(c)(1)(v)]

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors):
 - Program applicants are checked to see if they have left another of RHA's housing programs owing a balance for unpaid rent or damages. Applicants are not housed until these accounts are cleared for both public housing and section 8.
- 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) **Landlord reference if the family had lived with RHA previously.**

(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)

- Preliminary application can be downloaded from RHA web page.

(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: **If the person has been actively searching for a unit and can provide a list of landlords contacted – the family may get a 60 day extension. Disabled persons generally are given 120 days to search from the beginning as a reasonable accommodation with additional extensions possible if warranted.**

(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 (**Limited to five families per year.**)

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 (**Only for RHA's Welfare to Work Program.**)

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Elderly and disabled singles over able-bodied singles.
 - Families with legal custody of minor children over single persons who are also paying more than 35% if the household income for rent.
 - Displaced public housing families requesting a voucher for relocation.

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:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2** Victims of domestic violence (**Limited to five per year.**)
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - **2** Elderly and disabled singles over able-bodied singles.
 - **2** Families with legal custody of minor children over single persons who are also paying more than 35% if the household income for rent.
 - **2** Displaced public housing families requesting a voucher for relocation.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)
 - Through direct contact with community agencies.

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

continue to question b.)

b. Minimum Rent

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

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

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

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

Any household claiming zero income must complete a questionnaire that describes the amenities they have such as cable, cell phones, etc. They must also explain how it is they are able to buy personal items such as clothing, make up and personal items. This questionnaire must be completed for each month that the family seeks exemption from the minimum rent. RHA may not pursue eviction for these families unable to pay the minimum rent but RHA does expect a monthly explanation of how they are able to live without any income.

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

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

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

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

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

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

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

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(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)

Any household claiming zero income must complete a questionnaire that describes the amenities they have such as cable, cell phones, etc. They must also explain how it is they are able to buy personal items such as clothing, make up and personal items. This questionnaire must be completed for each month that the family seeks exemption from the minimum rent. RHA may not pursue eviction for these families unable to pay the minimum rent but RHA does expect a monthly explanation of how they are able to live without any income.

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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

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

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name: **Chavis Heights**
Development (project) number: **NC 2-1 and NC 2-3 (Contiguous)**
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: Chavis Heights tax credit development.
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name: RHA office building
1b. Development (project) number: None – 420 North Boylan Avenue

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>(10/10/2006)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (Part of RHA's former office complex) <input type="checkbox"/> Total development
7. Timeline for activity:** a. Actual or projected start date of activity: June 2006 b. Projected end date of activity: March 31, 2007

**** Building is in an area of the city where property values are rapidly escalating. Holding on to the property will likely result in a better sales price. May delay the sale as a result.**

Demolition/Disposition Activity Description
1a. Development name: Walnut Terrace 1b. Development (project) number: NC 2-5
2. Activity type: Demolition <input checked="" 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>(10/01/2008)</u>
5. Number of units affected: 300
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: 2008 b. Projected end date of activity: 2012 ** RHA will likely start to consider its options for this community constructed in 1958 in the next five years. The cost of maintaining these units continues to increase. At this time there are no definitive plans for revitalization.

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

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

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

(2) Program Description

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2001 - 2005)

The Raleigh Housing Authority has been working toward several major goals over the last five years. The primary goals are as follows:

- RHA is preparing for project-based accounting in the public housing program. RHA has been site-basing staff and services in order to be able to track expenditures. Site-based maintenance staff have been placed and RHA has been assigning materials and equipment to the various properties where financially sound.
- RHA closed out its first HOPE VI grant awarded in 1999 in less than four years. The community maintains waiting lists for the various housing types and occupancy stays around 99%.
- RHA secured its second HOPE VI grant for the redevelopment of Chavis Heights. Redevelopment is underway. Tax credits have been awarded and infrastructure is being installed. Disposition approval has been secured for the tax credit and market rate components. RHA is currently purchasing single family homes for the off site component. Staff is assisting residents toward meeting the goals of the CSS Plan.
- RHA just received its 18th straight clean financial audit.
- The Section 32 homeownership plan has been submitted for HUD approval.
- Capital Fund program activities are on schedule including several very large modernization activities such as recladding one of RHA's 100 unit senior buildings.
- The Section 8 program has been fully leased for more than 7 years. Occupancy rates in public housing remain about 99%.
- RHA continues to use the resources available to it identify fraud and misuse of housing funds. This effort continues in both the public housing and Section 8 programs.
- RHA continues to foster its partnerships with the greater community such as Wake County Human Services, Communities in Schools of Wake County and the various services offered by the City of Raleigh. There are five community learning centers on site, a large church outreach center on site at RHA's largest senior building, and two parks and recreation centers adjacent to RHA sites.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan – These would be issues that would be of a lasting effect defined as more than one year. This would also include items that were new to the plan and not elsewhere included. There are steady changes coming out of Washington that may require RHA to adjust its strategies. RHA makes every effort to anticipate changes to avoid major changes to the five year plan.

b. Significant Amendment or Modification to the Annual Plan – These changes are items that would affect a majority of program participants. If a change affects less than 5% of the population, it would not be considered a significant amendment. If the change is only a short term change, i.e. less than one year, then it is not considered significant. Significant changes would require a public review and comment period in order to be put into effect. Examples of a significant change would be the closing of the waiting list, implementation of a Section 8 homeownership program and a redevelopment of a public housing community. All of these items would have a significant impact.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

- **RHA discussed the status of the HOPE VI grant for Chavis Heights. Based on this, residents inquired about future plans to redevelop Walnut Terrace since it is nearly 50 years old. RHA indicated that it would be looking at options to redevelop this property in the next two or three years. Residents understand that old properties take resources from other properties and are generally supportive of the concept of redevelopment.**
- **RHA also discussed the funding changes that HUD and Congress have imposed on housing authorities. Both public housing and the section 8 program were discussed. RHA discussed some of the cost cutting measures under consideration. One topic of discussion was water bills. Some developments pay water bills and others do not. In fact, one development is split with half paying for water and half not. Residents felt this should be consistent with all or no one paying for water. This was not a decision made by RHA but rather by the City of Raleigh at the time of construction. RHA intends to pursue city services for any developments where this is possible. RHA also discussed the funding roller coaster that affects the section 8 program. Much of this is beyond RHA's control but that RHA is attempting to smooth out the funding for this program to avoid aggressive lease up and maintain voucher funding locally.**
- **The RAB is very supportive of RHA's efforts to recoup overpayments made to program participants. Most of the RAB members have lived in housing for more that 10 years. Their feeling is that they report income honestly and pay rent accordingly and so should everyone else.**

- **Unsupervised children and gang activity were a concern for the residents. Much of the conversation centered on making parents take responsibility for the behavior of their children. RHA explained the steps it can take when children are damaging property but that we need help from the residents to identify the children and parents creating the problems. RHA also explained that the police department was scheduled to train the housing management staff on recognizing gang activity and what action to take if gang activity is a problem. Residents expressed an interest in this training and RHA agreed to let them know of opportunities to learn more on this subject.**
- **The RAB also discussed screening applicants for criminal records. There was some disagreement among the members about how criminal records should be treated. Some residents felt an arrest should be sufficient to exclude an applicant from assisted housing and others felt it should require a conviction. Currently RHA allows an applicant an opportunity to show that charges were dropped or they were found not guilty. RHA will continue this process.**
- **RHA discussed the Capital Fund Program. Residents had noticed that modernization work was being done differently in the communities and wanted to know why? RHA explained that we now can do work items when they are needed rather than having to replace something on a community-wide level. Bathtub replacement was given as an example. RHA can replace a tub when it is actually needed rather than having to replace every one in a community. Residents agreed this made good sense.**

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

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

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

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Ms. Doris Wrench

Method of Selection:

Appointment

The term of appointment is (include the date term expires): May 2007

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

Date of next term expiration of a governing board member: November 2006

Name and title of appointing official(s) for governing board (indicate appointing official

for the next available position): Charles Meeker, Mayor of Raleigh

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (City of Raleigh)

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

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - **Resources are focused on persons earning less than 80% AMI.**
 - **First time home buyer programs are emphasized. RHA plans to sell at least 10 of its single-family public units to first time home buyers.**
 - **Redevelopment of units in distressed areas of the city. (Chavis Heights)**
 - **Chavis Heights is in a city redevelopment area and RHA is using its resources to address this property while the city uses CDBG to address issues in the surrounding community.**
- Other: (list below)

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

The City of Raleigh and RHA along with a variety of other community members have been working together to put together a plan to address the distressed units in the community around RHA's HOPE VI site. The city will be issuing a RFP shortly to get private developers involved in this process. The city also has a second mortgage product available for first time home buyers which will be available to RHA's purchasers.

(4) (Reserved)

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

10. Project-Based Voucher Program

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

If yes, check which circumstances apply:

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	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
XX	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
XX	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
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
XX	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
XX	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
XX	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
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
XX	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
XX	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Attachment A

Statement of Progress

Goal 1 – Increase the availability of decent, safe and affordable housing

- RHA has made maximum use of the Section 8 funding allocation to house as many families as possible under current regulations from the Section 8 waiting list.
- Public housing continues to be 99% occupied.
- Secured tax credits to construct a 55-unit elderly development.
- Continue to purchase single-family homes with HOPE VI funds in non-poverty, non-minority areas of the city.
- RHA maintained its high performer status.
- Continue to identify fraud in all housing programs to make sure limited funding is used to the maximum benefit.

Goal 2 – Improve the Quality of Assisted Housing

- Strict enforcement of the Housing Quality Standards for both the public housing and Section 8 programs to insure quality units.
- RHA communicates on a weekly basis with the police department regarding criminal offenses in both public housing and Section 8. RHA follows up with counseling or termination based on the severity of the crime.
- All public housing units and Section 8 units are inspected in accordance with Housing Quality Standards. RHA generates work orders for repairs and completes them in a timely manner.
- RHA is updating its housing stock as a result of two HOPE VI grants. This has enabled units in excess of 50 years old to be replaced with new or like new units.
- Tenant generated work orders are turned in 3 days and others are completed in five days. RHA's goal is to reduce the turnaround for tenant generated work orders to two days.
- RHA coordinates efforts with area service providers to make programs available for residents both on and off the housing site. Most of these programs are free to participants.

Goal 3 – Increase Assisted Housing Choices

- RHA has issued bonds for three mixed income communities to enable affordable units to be a part of much larger developments.
- RHA offers two site based waiting lists for working persons. These are all HOPE VI communities. These units include a range of bedroom sizes.

Goal 4 – Promote Self-Sufficiency and Asset Development of Families and Individuals

- RHA has submitted a Section 32 Homeownership Plan to HUD to sell at least 10 of the single family homes to public housing families. RHA will make repairs to the units or offer a reduction in sales price to make the units affordable and appealing.
- Case management is available for HOPE VI families and other families participating in self-sufficiency programs.

- RHA provides incentive units to working families that are comprised of RHA's newest and most modern units.
- RHA continues to offer the Welfare to Work voucher program as a local initiative.
- RHA facilitates quarterly meetings with area service providers to share programming information, services and to utilize funding the maximum extent.
- RHA will use the Neighborhood Networks and local funding to offer training and support services to HOPE VI families.

Attachment B

Voluntary Conversion

RHA has conducted its initial assessment as required and there is no need to convert any of RHA's public housing units. The occupancy rate remains at 99% for public housing.

Attachment C

Resident Board Member

All members of the Board of Commissioners are appointed by the Mayor of the City of Raleigh as required by state statute. The current representative is Doris Wrench of 116 St. Mary's Street. Her current term started September 20, 2004 and will expire May 19, 2007. Ms. Wrench is a senior citizen and the president of her community. She also serves as the Treasurer of the Inter-Community Council which is the authority-wide resident organization.

Attachment D

Resident Advisory Board Membership

Public Housing

1. Delores Perry – 150 Cedar Street, Raleigh, NC 27610
2. Mary Jones – 509 Glenwood Avenue, Apt. 1306, Raleigh, NC 27603
3. Lottie Moore – 506 Lipscomb Court, Raleigh, NC 27609
4. Joanne Taylor – 2138 Mayview Road, Raleigh, NC 27607
5. Josephine McCullers – 533 Dorothea Drive, Raleigh, NC 27601
6. Barbara Sneed – 3549 Meadowridge Drive, Raleigh, NC 27604
7. Doris Wrench – 116 St. Mary's Street, Apt 608, Raleigh, NC 27605
8. Mable Whitaker – 3934 Haresnipe Court, Raleigh, NC 27613
9. Sarah Turner – 104 Keeter Center Drive, Raleigh, NC 27601
10. Joyce Kunger – 540 E. Davie Street, Raleigh, NC 27601

HOPE VI (Section 8)

11. Lelia Sanders – 3208 Snowberry Drive, Raleigh, NC 27610

Section 8

12. Betty Frazier – 1654 Fountain Drive, Raleigh, NC 27610
13. Diedre Walker – 4140 Willow Haven Court, Raleigh, NC 27616

Attachment E

Definition of Substantial Deviation

The agency plan will be modified only in cases where there is a change that results in a significant change in the mission or purpose of the housing authority. Changes that affect resident benefits will be issued for a 30-day review and comment period. All material changes will have the review and approval of the RHA board.

Attachment F

Deconcentration Statement

The Raleigh Housing Authority has only one family development that is covered under the deconcentration regulations. This is RHA's oldest and largest development. The incomes in this community are comparable to the income levels in other public housing units and therefore not subject to deconcentration.

Capital Fund Forms attached as a separate file

Named Attachment G Capital Fund

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: NC19P00250105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report (close out)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	491,190	478,690		
3	1408 Management Improvements	141,063	141,063		
4	1410 Administration	285,170	285,170		
5	1411 Audit	2,000	2,000		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000	80,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	177,984	177,984		
10	1460 Dwelling Structures	1,211,160	1,223,660		
11	1465.1 Dwelling Equipment— Nonexpendable	100,000	100,000		
12	1470 Nondwelling Structures	20,000	20,000		
13	1475 Nondwelling Equipment	105,000	105,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000	10,000		
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	228,136	228,136		
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,851,703	2,851,703		
22	Amount of line 21 Related to LBP Activities	15,000	15,000		
23	Amount of line 21 Related to Section 504 compliance	25,000	25,000		

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: NC19P00250105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report (close out)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	400,000	425,000		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-6 Glenwood Towers	Ceiling fans	1460	Partial	111,000	111,000			
	Replace privacy curtains	1460	All	5,000	5,000			
	Replace windows	1460	All	400,000	400,000			
NC2-11 Mayview	Replace storage room doors	1460	All	10,000	10,000			
NC2-12/13 Heritage Park	Pave parking lot	1450	All	52,484	52,484			
	Repair siding (13)	1460	All	2,285	2,285			
	Replace floors tiles downstairs	1460	Partial	18,550	18,550			
NC2-14 Meadow Ridge	Replace mailboxes	1450	All	8,000	8,000			
NC2-15 Carriage House	Replace privacy curtains	1460	All	5,000	5,000			
	Solar System	1460	All	25,000	25,000			
	Interior Improvements	1460	All	10,000	10,000			
NC2-18 Birchwood	Paint exterior rails	1460	All	2,000	2,000			
	Shingles cleaned	1460	All	10,000	10,000			
	Replace floor tile downstairs	1460	Partial	7,175	7,175			
	Erosion control	1450	Partial	20,000	20,000			
NC2-19 Valleybrook	Replace floor tile	1460	Partial	21,350	21,350			
NC2-21 Stonecrest	Concrete bases/benches	1450	All	6,500	6,500			
	Replace floors	1460	Partial	18,550	18,550			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Raleigh			Grant Type and Number Capital Fund Program Grant No: NC19P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-25 Berkshire Village	Replace mail boxes Replace roofs	1450 1460	All All	8,000 60,000	8,000 60,000			
HA-WIDE	Carpet	1460		50,000	62,500			
	504 Compliance	1460		25,000	25,000			
	PM &E	1460		45,000	45,000			
	Vinyl floors	1460		30,000	30,000			
	Lead based paint/mold	1460		15,000	15,000			
	Landscape	1450		43,000	43,000			
	Gutters	1460		10,000	10,000			
	Cabinets/occupied/countertops	1460		30,000	0			
	Cabinets occupied	1460		0	15,000			
	Countertops vacant	1460		0	30,000			
	Cabinets vacant	1460		30,000	30,000			
	Countertops vacant	1460		30,000	15,000			
	VCT replacement	1460		60,000	60,000			
	Signs	1450		10,000	10,000			
	Unit repairs	1460		10,000	10,000			
	Tub re-glazing	1460		7,500	7,500			
	Bathrooms occupied- units	1460		30,000	60,000			
	Bath renovations vacant	1460		60,000	30,000			
	Vanity replacement for occupied units	1460		8,750	8,750			
	Vanity replacement unoccupied units	1460		14,000	14,000			
	Maintenance Mech 2- plaster repairs	1460		50,000	50,000			
	Trees	1450		30,000	30,000			

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program No: NC19P00250105 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC2-6 Glenwood Towers	8/18/07			8/18/09			
NC2-11 Mayview	8/18/07			8/18/09			
NC2-13 Heritage Park	8/18/07			8/18/09			
NC2-14 Meadowridge	8/18/07			8/18/09			
NC2-15 Carriage House	8/18/07			8/18/09			
NC2-19 Valleybrook	8/18/07			8/18/09			
NC2-21 Stonecrest	8/18/07			8/18/09			
NC2-25 Berkshire	8/18/07			8/18/09			

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

PHA Name: Housing Authority of the City of Raleigh

Grant Type and Number

Capital Fund Program Grant No:

Replacement Housing Factor Grant No: NC19R00250104

Federal FY of Grant:

2004

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	414,097		414,097	414,097
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				

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00250104	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	414,097		414,097	414,097
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00250106	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	264,481			
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				

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00250106	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	264,481			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: NC19P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:2/2006 (Revision #1) 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	198,696	258,505	61	61
3	1408 Management Improvements	50,000	50,000	4,400	4,400
4	1410 Administration	320,628	261,865	9,862	9,862
5	1411 Audit	2,000	4,707	4,707	4,707
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	80,803	52,792	52,792
8	1440 Site Acquisition				
9	1450 Site Improvement	283,000	204,880	580	580
10	1460 Dwelling Structures	1,184,328	1,408,727	141	141
11	1465.1 Dwelling Equipment— Nonexpendable	100,000	100,000		
12	1470 Nondwelling Structures	20,000	55,000	1,500	1,500
13	1475 Nondwelling Equipment	150,000	105,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000	10,000		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: NC19P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:2/2006 (Revision #1) Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	200,000	79,165		
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,618,652	2,618,652		
22	Amount of line 21 Related to LBP Activities	0	16,040		
23	Amount of line 21 Related to Section 504 compliance	50,000	25,000		
24	Amount of line 21 Related to Security – Soft Costs	70,000	35,605		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-5 Walnut Terrace	Bathroom Renovations	1460	Partial	670,328	0			
	Water Lines in Attics	1460	All	100,000	0			
	Paint Exterior Rails	1460	All	30,000	0			
NC2-7 Kentwood	Gutters	1460	All	10,000	0			
	Security Cameras	1460	Deve.Wide	0	35,605			
	Fence Repair	1450	Partial	0	20,000			
NC2-6 Glenwood Towers	Clean Windows	1460	All	6,000	0			
	Electric Gear Replacement	1460	All	0	100,000			
NC2-10 The Oaks	Erosion	1450	All	25,000	0			

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-11 Mayview	Window Replacement	1460	All	80,000	50			
	Gas Lines Installed	1450	All	30,000	0			
	Ventilation	1450	All	25,000	0			
	Parking Lot	1450	All	15,000	0			
NC2-12 /13 Heritage Park	Gutters	1460	All	10,000	0			
	Floor Repairs	1460	Partial	0	18,550			
NC2-14 Meadowridge	Erosion	1450	All	15,000	50,000			
NC2-15 Carriage House	Backflow Prevention Valves	1460	All	0	49,500			
	Exterior Cladding Installation	1460	All	0	530,409			
	Closet Curtains	1460	All	0	10,000			
NC2-18 Birchwood	Security Camera	1450	All	40,000	0			
	Erosion	1450	All	20,000	0			
	Gutters	1460	All	12,000	47,233			
	Floor Repair	1460	Partial	0	7,175			
NC2-19 Valleybrook	Erosion	1450	All	35,000	0			
	Floor Repair	1460	Partial	0	21,350			

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-20 Eastwood	Security Camera	1450	All	30,000	0			
NC2-21 Stoncrest	Floor Repairs	1460	Partial	0	18,550			
NC2-25 Berkshire Village	Replace Vent Boots	1460	All	0	771			
NC2-31,32,33,34,35, Scattered Sites	Painting Scattered Sites	1460	Partial	5,000	0			
HA-Wide	Landscape	1450		45,000	37,130	580	580	
	Carpet	1460		50,000	63,245			
	P & M	1460		40,000	45,000			
	Tree Maintenance	1450	All	0	22,750			
	504 Compliance	1460		50,000	25,000			
	Gutters	1460	Partial	10,000	10,000			
	Floor Tile Replacement	1460	Partial	70,000	60,000			
	Appliances	1465		100,000	100,000			
	Cabinet Replacement (Vacant Units)	1460	Partial	50,000	30,000			

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Cont.	Handrails	1460	All	0	40,000			
Administration	Operations	1406		198,696	258,505	61	61	
	Management Improvements	1408		50,000	50,000	4,400	4,400	
	Administration	1410		320,628	261,865	9,862	9,862	
	Audit	1411		2,000	4,707	4,707	4,707	
	A & E	1430		50,000	50,000	52,792	52,792	
	Fees and Cost	1430		50,000	30,000	1,989	1,989	
	Sundry Planning	1430		0	803	803	803	
	Non-Dwelling Building	1470		20,000	20,000			
	Storage Sheds	1470		0	35,000	1,500	1,500	
	Non-Dwelling Equipment	1475		10,000	20,000			
	Computer Equipment	1475		0	15,000			
	Vehicles	1475		70,000	70,000			
	Relocation	1495		10,000	10,000			
	Contingency	1502		200,000	79,164			

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program No: NC19P00250104 Replacement Housing Factor No:					Federal FY of Grant: 2004
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	
NC2-1,3 Chavis Heights	0	0					
NC2-5 Walnut Terrace	9-13-06	0					
NC2-6 Glenwood Towers	9-13-06			9-12-08			
NC2-7 Kentwood	9-13-06			9-12-08			
NC2-10 The Oaks	9-13-06	0					
NC2-11 Mayview	9-13-06			9-12-08			
NC2-12/13 Heritage Park	9-13-06			9-12-08			
NC2-14 Meadowridge	9-13-06			9-12-08			
NC2-18 Birchwood	9-13-06			9-12-08			
NC2-19 Valleybrook	9-13-06			9-12-08			
NC2-20 Eastwood	9-13-06	0					
NC2-21 Stonecrest	0	9-13-06		9-12-08			
NC2-22 Terrace Park	0	0					

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program No: NC19P00250104 Replacement Housing Factor No:					Federal FY of Grant: 2004
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	
NC2-25 Berkshire	0	9-13-06		9-13-08			
NC2-31-32 Scattered Sites	5/30/06	0					

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: NC19P00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no :)

X

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	87,287	307,668	307,668	17,312
3	1408 Management Improvements	25,000	3,328	3,328	3,328
4	1410 Administration	226,864	216,196	216,196	172,626
5	1411 Audit	2,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	96,699	142,753	142,753	142,754
8	1440 Site Acquisition				
9	1450 Site Improvement	161,464	185,386	185,386	185,386
10	1460 Dwelling Structures	1,378,512	956,237	956,237	956,237
11	1465.1 Dwelling Equipment—Nonexpendable	90,763	106,878	106,878	103,134
12	1470 Nondwelling Structures	3,393	543	543	543
13	1475 Nondwelling Equipment	87,978	242,778	242,778	99,351
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,996	189	189	189
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,161,956	2,161,956	2,161,956	1,569,020
22	Amount of line 21 Related to LBP Activities	31,145	8,680	8,680	8,680
23	Amount of line 21 Related to Section 504 compliance	10,130	3,000	3,000	3,000

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No : <u>NC19P00250103</u> Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no :)

X

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No NC19P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-11 Mayview	Mechanical Doors	1460	All	18,270	0	0	0	Redistributed in grant
	Ceiling Repairs	1460	All	47,826	5,610	5,610	5,610	Complete
	HVAC	1460	All	18,751	0	0	0	Redistributed in grant
	Windows	1460	All	107,311	0	0	0	Redistributed in grant
	Pavement	1450	All	0	19,230	19,230	19,230	Complete
	Vent Crawls	1460	All	0	29,550	29,550	29,550	Complete
	Shutters	1460	All	0	12,993	12,993	12,993	Complete
	Storage Doors	1460	All	0	558	558	558	Complete
NC2-14								
Meadowridge	Erosion	1450	All	0	18,188	18,188	18,188	Complete
NC2-15								
Carriage House	Paint/Improvements	1460	Partial	25,000	2,111	2,111	2,111	Complete
	Backflow valves	1460	All	0	37,395	37,395	37,395	Complete
	HVAC	1465	Partial	0	3,745	3,745	0	Obligated
NC2-18								
Birchwood	HVAC Vents	1460	All	52,654	0	0	0	Redistributed in grant
	HVAC	1460	All	125,413	114,930	114,930	114,930	Complete

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No <u>NC19P00250103</u> Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Con't NC2-18 Birchwood	Gutters	1460	All	0	8,830	8,830	8,830	Complete	
NC2-19									
Valleybrook	HVAC	1460	Partial	34,088	24,561	24,561	24,561	Complete	
	Erosion	1450	All	0	47,750	47,750	47,750	Complete	
NC2-20	HVAC	1460	All	157,100	53,641	53,641	53,641	Complete	
Eastwood	Siding	1460	All	73,397	73,397	73,397	73,397	Complete	
NC2-21	Shutters	1460	All	24,500	24,500	24,500	24,500	Complete	
NC2-25									
Berkshire	Trash Cans	1450	All	1,164	0	0	0	Redistributed in grant	
	Roofs	1460	All	0	67,777	67,777	0	Obligated	
HA-WIDE	Carpet	1460	Partial	28,101	20,289	20,289	20,289	Complete	
	Landscape	1450	Partial	35,000	24,571	24,571	24,571	Complete	
	Signs	1450	Partial	10,000	1,616	1,616	1,616	Complete	

**Annual Statement/Performance and Evaluation Report/Annual Statement for Five-Year Action Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program No: NC19P00250103 Replacement Housing Factor No:				Federal FY of Grant: 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	
NC2-1-3 Chavis Heights	9/30/03	0	0	9/30/07	0		
NC2-5 Walnut Terrace	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-6 Glenwood Towers	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-7 Kentwood	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-10 The Oaks	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-11 Mayview	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-14 Meadowridge	0	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-15 Carriage House	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-18 Birchwood	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-19 Valleybrook	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-20 Eastwood	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		
NC2-21 Stoneycrest	9/30/03	9/30/05	9/30/05	9/30/07	9/30/07		

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00250105	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 2/2006 (Revision #1) Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	264,481		260,160	260,160
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				

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00250105	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 2/2006 (Revision #1) Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	264,481		260,160	260,160
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

City of Raleigh	PHA Name: Housing Authority of the	Grant Type and Number Capital Fund Program Grant No: NC19P00250203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Evaluation Report
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending:2/2006 (Revision No.1) Final Performance and

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	50,213	2,512	2,512	2,512
4	1410 Administration	0	50,213	50,213	27,467
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	0	96,325	96,325	36,186
10	1460 Dwelling Structures	451,919	258,485	258,485	105,502
11	1465.1 Dwelling Equipment— Nonexpendable	0	51,009	51,009	46,008
12	1470 Non-dwelling Structures	0	0		
13	1475 Non-dwelling Equipment	0	43,588	43,588	39,846
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

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

City of Raleigh	PHA Name: Housing Authority of the	Grant Type and Number Capital Fund Program Grant No: NC19P00250203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
X **Performance and Evaluation Report for Period Ending:2/2006 (Revision No.1)** **Final Performance and**
Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	502,132	502,132	502,132	257,521
22	Amount of line 21 Related to LBP Activities	16,040			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC 2-6 Glenwood Towers	Ceiling Fans Furniture (Lobby)	1460	Partial	0	2,600	2,600	2,600	Complete
		1460	Partial	0	1,631	1,631	1,631	Complete
NC2-7 Kentwood	Bathroom Renovations Replace Entry Doors	1460	All	160,000	0			
		1460	All	91,000	0			
NC2-10 Oaks & NC2-12 Heritage Park	Install Handrails and Guardrails	1460	Partial	0	41,740	41,740	41,740	Complete
NC2-14 Meadowridge	Fencing	1450	Partial	0	40,000	40,000	4,365	On-going
NC2-15 Carriage House	Backflow Prevention Valves	1450	All	0	9,155	9,155	9,155	Complete
	Solar System Repairs	1465	Partial	0	5,000	5,000	0	On-going
	Exterior Siding Repairs	1460	Partial	0	93,063	93,063	0	On-going
NC2-20 Eastwood	Install Drain Lines (Yard Drainage)	1450	All	0	23,500	23,500	0	In Progress

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-25 Berkshire Village	Replace Vent Boots	1460	All	0	831	831	831	Complete
HA-WIDE	Tree Pruning	1450	Partial	0	1,675	1,675	1,675	Complete
	Repair Sidewalks	1450	Partial	0	21,000	21,000	21,000	Complete
	Signs	1450	Partial	0	995	995	0	On-going
	Gutters	1460	Partial	50,919	650	650	0	On-going
	PM & E	1460	Partial	150,000	12,644	12,644	1,202	On-going
	VCT Flooring Replacement	1460	Partial	0	4,800	4,800	4,800	Complete
	Cabinet Replacement	1460	Partial	0	2,955	2,955	2,955	Complete
	Unit Repairs	1460	Partial	0	47,954	47,954	2,820	On-going
	Mold Remediation	1460	Partial	0	400	400	0	On-going

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program No: NC19P00250203 Replacement Housing Factor No:					Federal FY of Grant: 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	
NC2-6 Glenwood Towers	0	2-06		0	1-08	1-06	
NC2-7 Kentwood	9/05	0	0	2/13/08	0		Funds redistributed in grant
NC2-10 The Oaks & NC2-12 Heritage Park		2-06	2-06	0	1-08	1-06	
NC2-14 Meadowridge	0	2-06	2-06	0	1-08		
NC2-15 Carriage House	0	2-06	2-06	0	1-08		
NC2-20 Eastwood	0	2-06	2-06	0	1-08		
NC2-25 Berkshire	0	2-06	2-06	0	1-08	1-06	
HA-WIDE Activities	0	2-06	2-06	0	1-08		

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00250105	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 2/2006 (Revision #1)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	264,481		260,160	260,160
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				

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

PHA Name: Housing Authority of the City of Raleigh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00250105	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 2/2006 (Revision #1) Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	264,481		260,160	260,160
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

