

PHA Plans

Streamlined Annual Version

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

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

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2006

PHA Name: Gastonia Housing Authority

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Gastonia Housing Authority **PHA Number:** NC057

PHA Fiscal Year Beginning: (mm/yyyy) 10/2006

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 398 Number of S8 units: Number of public housing units:
Number of S8 units: 1155

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:				

PHA Plan Contact Information:

Name: William G. Foster Phone: 704-864-6771
TDD: Email (if available): w.g.foster @ghanc.org

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or 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 Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. 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 B.

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. 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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 0
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. 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:

5. 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 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:

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):

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

Section 8 Homeownership Capacity Statement

The Gastonia Housing Authority has completed its Section 8 Homeownership Program documents in partnership with the City of Gastonia Community Development Department, Fannie Mae North Carolina Partnership Office and Wachovia Bank. The plan envisions a two-mortgage model whereby Wachovia will make first mortgage loans and the City of Gastonia will make subordinated second mortgage loans to qualified applicants (currently receiving a Section 8 HCV). FNMA has agreed to purchase the loans originated by Wachovia and other banks.

There have been three GHA staff members that have received their certification as Homeownership Counselors and the Authority has successfully placed three Section 8 participants as homeowners during the past year.

The Executive Director served on a Section 8 Homeownership Task Force comprised of representatives from HUD, Fannie Mae, Freddie Mac, North Carolina Housing Finance Agency, NC Division of Community Assistance, city and county representatives, lenders, public housing authorities, etc. A consultant was hired to prepare a report based on the input and outcome of this task force. The result was the report Section 8 Homeownership Program, A Model for North Carolina Communities. The Gastonia Housing Authority has used this report in conjunction

with City of Gastonia program information, Wachovia criteria and FNMA underwriting criteria in establishing its Section 8 Homeownership Program.

The Executive Director has completed the professional certification program from the National Development Council (NDC) Housing Development Finance Program. This certification program focused on the financing of affordable housing projects in real communities. The three-part series consisted of HD-410, Single Family Home Ownership Finance, HD-420, Multi-family Housing Development Finance and HD-430, Housing Development Finance, Problem Solving and Deal Structuring. The Executive Director will pursue the National Development Council (NDC) Housing Economic Development Program.

The Executive Director has participated in meetings with Wachovia and FNMA that have defined lender and servicer commitments that will utilize the FNMA My Community Mortgage pilot program underwriting criteria.

As part of this program, the Gastonia Housing Authority Section 8 Homeownership Program requires a minimum contribution of 1 percent or \$500, whichever is less from the borrower's own funds. Fannie Mae underwriting criteria will be used to qualify the borrower based on housing expenses to income, monthly income to expenses and creditworthiness. Fannie Mae uses the ratio of 41 percent for both housing expenses to income and monthly income to expenses.

The issue of mortgage models was addressed in the Task Force. Two models were developed, the one-mortgage model and the two-mortgage model. The Gastonia Housing Authority and FNMA have discussed these models in detail and believe that a small number of loans can be made using the two-mortgage model assuming a subordinated second mortgage from the City of Gastonia. This second mortgage would be a low interest loan that can be repaid from the Housing Assistance Payment.

The Executive Director has developed the Administrative Plan revision for the program. This Plan has been reviewed by both FNMA and Wachovia Bank.

The Gastonia Housing Authority has held many discussions and meetings with the City of Gastonia's Community Development Division regarding housing counseling, finance and first time homebuyer down payment assistance. Gastonia Housing Authority uses the city's existing homeownership counseling program for its Section 8 Homeownership Program.

The Section 8 and Community Services staff have attended HUD-sponsored Section 8 Homeownership training.

The Gastonia Housing Authority has applied for and received funding of a Section 8 FSS Coordinator. A FSS Program for public housing has been active for the past

year and a Section 8 FSS program has been established. The Section 8 FSS Coordinator will assume responsibilities for this program.

Given the above activities, the Gastonia Housing Authority is fully capable of developing and administering a Section 8 Homeownership Program.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. 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:)

**Gastonia Housing Authority
Section 8 Project-Based Assistance
Attachment to FY-2006 PHA Plan**

The Gastonia Housing Authority (GHA) received an application for, and provided Section 8 PBA to the owners of the Dallas, (NC) High School Senior Citizens Apartments in accordance with 24 CFR 983.

GHA’s current Housing Choice Voucher baseline is 1155 units and we have provided 33 Project –Based Vouchers to the Dallas High School project.

On December 4, 2001, GHA submitted its Policy and Procedure for Section 8 Project-Based Assistance (PBA). The GHA Board of Commissioners adopted a resolution on September 17, 2001 approving the PBA Selection Policy. HUD approved the policies and procedures in a letter to GHA dated January 16, 2002. The letter stipulated several conditions that GHA will meet in providing future PBA.

In accordance with HUD requirements for deconcentration, GHA will only execute HAP contracts for PBA units in census tracts with poverty rates of less than 20 percent unless specifically approved by HUD. This description complies with the location requirements to be “general” in nature. The GHA will consider both PBA or TBA assistance request from developers and will make the approval determination based upon the requirements of the program under which the development is being initiated as well as the parameters within which the GHA must operate.

In all cases, a competitive selection process will be used to provide PBA. This will consist of:

1. Advertising in a local newspaper of general circulation once a week for three consecutive weeks.
2. The advertisement will contain general information, rating criteria and the selection policies and procedures.
3. Number of units to be assisted will be specified.
4. Application deadline will be at least 30 days after the last ad is published.
5. Only applications received in response to the ad will be considered.

PBA is consistent with this PHA Plan in several regards:

1. GHA has entered into a contract to provide PBA for Dallas High School Apartments. This is an elderly property situated in a desirable area of Dallas, NC. This project meets two objectives of this plan: assisted housing for elderly and deconcentration.
2. GHA will partner with for-profit and not-for-profit developers when possible to provide PBA for tax credit developments. These developments will be developed based on market studies that reflect affordable housing needs in Gaston County. In all cases, the City of Gastonia’s Consolidated Plan will be consulted when providing PBA to tax credit properties. This will meet the objectives of this plan by meeting affordable housing needs and, by the very nature of tax credit requirements, will expand housing opportunities and contribute to deconcentration.
3. GHA will also seek to provide PBA for special needs populations such as elderly and disabled. Both have been identified as having significant housing needs in this community. This will meet the objectives of this plan by expanding housing opportunities to a special class of low-income families.
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): **See Above.**

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: City of Gastonia, NC

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

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

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

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-	Annual Plan: Eligibility, Selection, and Admissions

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

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Part 7 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	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
	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.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

PHA Name: Gastonia Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P057501-06 Replacement Housing Factor Grant No:	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: 6/30/06
 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	\$63,132.00			
3	1408 Management Improvements	\$55,000.00			
4	1410 Administration	\$55,978.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$48,588.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$111,041.00			
10	1460 Dwelling Structures	\$162,583.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,000.00			
12	1470 Nondwelling Structures	\$95,000.00			
13	1475 Nondwelling Equipment	\$20,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$631,322.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$176,343.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P057501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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	Operations	1406		\$63,132.00				
HA Wide	Management Improve.	1408		\$55,000.00				
HA Wide	Administration	1410		\$55,978.00				
HA Wide	Fees and Costs CFP Consultant Fees A&E Fees Criminal Drug Eliminat. Asbestos Abatement Plan	1430		\$0.00 \$31,500.00 \$10,000.00 \$7,088.00 <u>\$48,588.00</u>				
NC57-1A	Site Improvements 504 Compliance	1450		\$20,000.00				
NC57-1B	Site Improvements Sewer Modifications 504 Compliance	1450		\$29,698.00 <u>\$31,343.00</u> \$61,041.00				

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

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P057501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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	
NC57-1C	Site Improvements 504 Compliance	1450		\$25,000.00				
NC57-3	Non-Dwelling Struct. 504 Compliance	1470		\$30,000.00				
HA Wide	Non-Dwelling Struct. Central Office 504	1470		\$65,000.00				
HA Wide	Non-Dwelling Equip. Upgrade Computer Hdwe.	1475		\$20,000.00				
HA Wide	Dwelling Structures Roof Replacement Abate Asbestos Tile Interior Painting Exterior Painting	1460		\$90,144.00 \$10,000.00 \$37,439.00 \$25,000.00 \$162,583.00				

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

PHA Name: Gastonia Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P057501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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	Dwelling Equipment Appliances	1465.1		\$20,000.00				
				\$631,322.00				

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

PHA Name: Gastonia Housing Authority	Grant Type and Number Capital Fund Program No: NC19P057501-06 Replacement Housing Factor No:	Federal FY of Grant: 2006
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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	
HA Wide	7/18/2008			7/18/2010			
NC57-1A	7/18/2008			7/18/2010			
NC57-1B	7/18//2008			7/18/2010			
NC57-1C	7/18/2008			7/18/2010			
NC57-3	7/18/2008			7/18/2010			

**Capital Fund Program
Five-Year Action Plan
Part I: Summary**

PHA Name: Gastonia Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA- Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY:2008	Work Statement for Year 4 FFY Grant: 2010 PHA FY:2009	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2010
NC57-1A	Annual Statement	\$44,755.00	\$57,284.00	\$10,000.00	\$75,000.00
NC57-1B		\$71,041.00	\$187,234.00	\$25,000.00	\$75,000.00
NC57-1C		\$35,000.00	\$30,000.00	\$285,543.00	\$115,000.00
NC57-3		\$40,000.00	\$70,000.00	\$20,000.00	\$115,000.00
GHA Wide		\$120,200.00	\$76,000.00	\$70,000.00	\$61,043.00
Physical Improvements S.T.		\$310,996.00	\$420,518.00	\$410,543.00	\$441,043.00
Management Improvements S.T.		\$55,000.00	\$55,000.00	\$60,000.00	\$60,000.00
Nondwelling Structures & Equipment		\$55,000.00	\$30,000.00	\$25,000.00	\$30,000.00
Administration		\$55,978.00	\$55,978.00	\$55,978.00	\$55,978.00
Other		\$82,813.00	\$88,568.00	\$95,500.00	\$80,000.00
Operations		\$137,234.00	\$46,957.00	\$50,000.00	\$30,000.00
Demolition		\$0.00	\$0.00	\$0.00	\$0.00
Replacement Reserves		\$0.00	\$0.00	\$0.00	\$0.00
Mod used for Dev.		\$0.00	\$0.00	\$0.00	\$0.00
Total CFP Funds (est)		\$697,021.00	\$697,021.00	\$697,021.00	\$697,021.00
Total Replacement Factor Fund		\$0.00	\$0.00	\$0.00	\$0.00
Total CFP Funds (Est.)		\$697,021.00	\$697,021.00	\$697,021.00	\$697,021.00

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2008		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	HA Wide Operations 1406		<u>\$137,234.00</u>	H A Wide Operations 1406		<u>\$46,957.00</u>
	Subtotal of Estimated Costs		\$137,234.00	Subtotal of Estimated Costs		\$46,957.00
See Annual Statement	H A Wide Management Improvements 1408			H A Wide Management Improvements 1408		
	Computer Software Upgrade		\$5,000.00	Computer Software Upgrade		\$5,000.00
	Administrative Training		\$5,000.00	Administrative Training		\$5,000.00
	Maintenance Skills Training		\$5,000.00	Maintenance Skills Training		\$5,000.00
	Resident Initiatives Program		<u>\$40,000.00</u>	Resident Initiatives Program		<u>\$40,000.00</u>
	Subtotal of Estimated Costs		\$55,000.00	Subtotal of Estimated Costs		\$55,000.00
	H A Wide Administration			H A Wide Administration		
	Partial Funding for staff in CFP		<u>\$55,978.00</u>	Partial Funding for staff in CFP		<u>\$55,978.00</u>
	Subtotal of Estimated Costs		\$55,978.00	Subtotal of Estimated Costs		\$55,978.00
	H A Wide Fees and Costs 1430			H A Wide Fees and Costs		
	Consultant Fees for CFP		\$4,980.00	Consultant Fees for CFP		\$4,980.00
	A & E Fees		\$31,500.00	A & E Fees		\$31,500.00
	Criminal/Drug Elimination		\$10,000.00	Criminal/Drug Elimination		\$10,000.00
	Asbestos Abatement Plan & Monitoring		<u>\$7,088.00</u>	Asbestos Abatement Plan and Monitoring		<u>\$7,088.00</u>
	Subtotal of Estimated Costs		\$53,568.00	Subtotal of Estimated Costs		\$53,568.00

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2008		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	NC 57-1A Cameron Courts Remodel Kitchen s and Baths Subtotal of Estimated Costs		<u>\$240,796.00</u> \$240,796.00	NC57-1A Cameron Courts Replace Sidewalks Subtotal of Estimated Costs		<u>\$12,284.00</u> \$12,284.00
	NC 57-1B Weldon Heights Remodel Kitchens and Baths Subtotal of Estimated Costs		<u>\$137,234.00</u> \$137,234.00	NC57-1B Weldon Heights Remodel Kitchens and Baths Interior Painting Replace Sidewalks Subtotal of Estimated Costs		\$137,234.00 \$30,000.00 <u>\$20,000.00</u> \$187,234.00
See Annual Statement	NC 57-1C Mountain View No Work Subtotal of Estimated Costs		<u>\$0.00</u> \$0.00	NC57-1C Mountain View Interior Painting Subtotal of Estimated Costs		<u>\$30,000.00</u> \$30,000.00
	NC 57-3 Linwood Terrace No Work Subtotal of Estimated Costs		<u>\$0.00</u> \$0.00	NC 57-3 Linwood Terrace Interior Painting Replace Kitchen Cabinets Subtotal of Estimated Costs		\$45,000.00 <u>\$25,000.00</u> \$70,000.00
	H A Wide Non-Dwelling Equipment 1475 Upgrade Computer Hardware Subtotal of Estimated Costs		<u>\$5,000.00</u> \$5,000.00	H A Wide Non-Dwelling Equipment 1475 Maintenance Equipment Upgrade Computer Hardware Subtotal of Estimated Costs		\$20,000.00 <u>\$10,000.00</u> \$30,000.00

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2008		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	H A Wide Dwelling Structures			H A Wide Dwelling Structures		
	Abate Asbestos Floor Tile		\$16,000.00	Abate Asbestos Floor Tile		\$16,000.00
	Roof Replacement		<u>\$74,200.00</u>	Replace Roofs		<u>\$60,000.00</u>
	Subtotal of Estimated Costs		\$90,200.00	Subtotal of Estimated Costs		\$76,000.00
See Annual Statement	H A Wide Dwelling Equipment			H A Wide Dwelling Equipment		
	Appliances		<u>\$30,000.00</u>	Appliances		<u>\$35,000.00</u>
	Subtotal of Estimated Costs		\$30,000.00	Subtotal of Estimated Costs		\$35,000.00
	Total of Estimated Costs		\$697,021.00	Total of Estimated Costs		\$697,021.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2010		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	HA Wide Operations 1406		<u>\$50,000.00</u>	H A Wide Operations 1406		<u>\$30,000.00</u>
	Subtotal of Estimated Costs		\$50,000.00	Subtotal of Estimated Costs		\$30,000.00
See Annual Statement	H A Wide Management Improvements 1408			H A Wide Management Improvements 1408		
	Computer Software Upgrade		\$5,000.00	Computer Software Upgrade		\$5,000.00
	Administrative Training		\$10,000.00	Administrative Training		\$10,000.00
	Maintenance Skills Training		\$5,000.00	Maintenance Skills Training		\$5,000.00
	Resident Initiatives Program		<u>\$40,000.00</u>	Resident Initiatives Program		<u>\$40,000.00</u>
	Subtotal of Estimated Costs		\$60,000.00	Subtotal of Estimated Costs		\$60,000.00
	H A Wide Administration			H A Wide Administration		
	Partial Funding for staff in CFP		<u>\$55,978.00</u>	Partial Funding for staff in CFP		<u>\$55,978.00</u>
	Subtotal of Estimated Costs		\$55,978.00	Subtotal of Estimated Costs		\$55,978.00
	H A Wide Fees and Costs 1430			H A Wide Fees and Costs		
	Consultant Fees for CFP		\$5,000.00	Consultant Fees for CFP		\$5,000.00
	A & E Fees		\$35,000.00	A & E Fees		\$40,000.00
	Criminal/Drug Elimination		\$10,000.00	Criminal/Drug Elimination		\$10,000.00
	Asbestos Abatement Plan & Monitoring		<u>\$7,500.00</u>	Asbestos Abatement Plan and Monitoring		<u>\$20,000.00</u>
	Subtotal of Estimated Costs		\$57,000.00	Subtotal of Estimated Costs		\$75,000.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2010		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	NC57-1A Cameron Courts			NC57-1A Cameron Courts		
	Interior Painting		<u>\$10,000.00</u>	Replace Roofs		\$45,000.00
	Subtotal of Estimated Costs		\$10,000.00	Interior Paint		<u>\$30,000.00</u>
				Subtotal of Estimated Costs		\$75,000.00
	NC 57-1B Weldon Heights			NC57-1B Weldon Heights		
	Resurface parking Areas		<u>\$25,000.00</u>	Replace Roofs		\$75,000.00
	Subtotal of Estimated Costs		\$25,000.00	Interior Painting		<u>\$40,000.00</u>
				Subtotal of Estimated Costs		\$115,000.00
See Annual Statement	NC 57-1C Mountain View			NC57-1C Mountain View		
	Remodel Kitchens and Baths		<u>\$285,543.00</u>	Replace Roofs		\$75,000.00
	Subtotal of Estimated Costs		\$285,543.00	Interior Painting		<u>\$40,000.00</u>
				Subtotal of Estimated Costs		\$115,000.00
	NC 57-3 Linwood Terrace			NC 57-3 Linwood Terrace		
	Resurface Parking Areas		<u>\$20,000.00</u>	Replace Roofs		\$50,000.00
	Subtotal of Estimated Costs		\$20,000.00	Interior Painting		<u>\$30,000.00</u>
				Subtotal of Estimated Costs		\$80,000.00

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2010		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	H A Wide Dwelling Structures			H A Wide Dwelling Structures		
	Abate Asbestos Floor Tile		\$30,000.00	Abate Asbestos Floor Tile		\$20,000.00
	Roof Replacement		<u>\$40,000.00</u>	Replace Roofs		<u>\$41,043.00</u>
	Subtotal of Estimated Costs		\$70,000.00	Subtotal of Estimated Costs		\$61,043.00
See Annual Statement	H A Wide Dwelling Equipment			H A Wide Dwelling Equipment		
	Appliances		<u>\$38,000.00</u>	Appliances		<u>\$0.00</u>
	Subtotal of Estimated Costs		\$38,000.00	Subtotal of Estimated Costs		\$0.00
	Total of estimated Costs		\$697,021.00	Total of Estimated Costs		\$697,021.00

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name Gastonia Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2010
NC57-1A Cameron Courts	Annual Statement	\$44,755.00	\$57,284.00	\$10,000.00	\$75,000.00
NC57-1B Weldon Heights		\$71,041.00	\$187,234.00	\$25,000.00	\$75,000.00
NC57-1C Mt. View		\$35,000.00	\$30,000.00	\$285,543.00	\$115,000.00
NC57-3 Linwood Terrace		\$40,000.00	\$70,000.00	\$20,000.00	\$115,000.00
GHA Wide		\$120,200.00	\$76,000.00	\$70,000.00	\$61,043.00
Physical Improvements Subtotal		\$310,996.00	\$420,518.00	\$410,543.00	\$441,043.00
Mgmt. Improvements		\$55,000.00	\$55,000.00	\$60,000.00	\$60,000.00
Nondwelling Structures		\$55,000.00	\$30,000.00	\$25,000.00	\$30,000.00
Administration		\$55,978.00	\$55,978.00	\$55,978.00	\$55,978.00
Other		\$82,813.00	\$88,568.00	\$95,500.00	\$80,000.00

Operations		\$137,234.00	\$46,957.00	\$50,000.00	\$30,000.00
Grand Total		\$697,021.00	\$697,021.00	\$697,021.00	\$697,021.00

**Capital Fund Program
Five-Year Action Plan
Part I: Summary**

PHA Name: Gastonia Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2009 PHA FY:2008	Work Statement for Year 4 FFY Grant: 2010 PHA FY:2009	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2010
NC57-1A	Annual Statement	\$240,796.00	\$57,284.00	\$10,000.00	\$75,000.00
NC57-1B		\$137,234.00	\$187,234.00	\$25,000.00	\$75,000.00
NC57-1C		\$0.00	\$30,000.00	\$285,543.00	\$115,000.00
NC57-3		\$0.00	\$70,000.00	\$20,000.00	\$115,000.00
GHA Wide		\$70,200.00	\$76,000.00	\$70,000.00	\$61,043.00
Physical Improvements S.T.		\$528,230.00	\$420,518.00	\$410,543.00	\$441,043.00
Management Improvements S.T.		\$55,000.00	\$55,000.00	\$60,000.00	\$60,000.00
Nondwelling Structures & Equipment		\$55,000.00	\$30,000.00	\$25,000.00	\$30,000.00
Administration		\$55,978.00	\$55,978.00	\$55,978.00	\$55,978.00
Other		\$82,813.00	\$88,568.00	\$95,500.00	\$80,000.00
Operations		\$0.00	\$46,957.00	\$50,000.00	\$30,000.00
Demolition		\$0.00	\$0.00	\$0.00	\$0.00
Replacement Reserves		\$0.00	\$0.00	\$0.00	\$0.00
Mod used for Dev.		\$0.00	\$0.00	\$0.00	\$0.00
Total CFP Funds (est))		\$697,021.00	\$697,021.00	\$697,021.00	\$697,021.00
Total Replacement Factor Fund		\$0.00	\$0.00	\$0.00	\$0.00
Total CFP Funds (Est.)		\$697,021.00	\$697,021.00	\$697,021.00	\$697,021.00

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2008		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	HA Wide Operations 1406		\$30,000.00	H A Wide Operations 1406		\$46,957.00
	Subtotal of Estimated Costs		\$30,000.00	Subtotal of Estimated Costs		\$46,957.00
See Annual Statement	H A Wide Management Improvements 1408			H A Wide Management Improvements 1408		
	Computer Software Upgrade		\$5,000.00	Computer Software Upgrade		\$5,000.00
	Administrative Training		\$5,000.00	Administrative Training		\$5,000.00
	Maintenance Skills Training		\$5,000.00	Maintenance Skills Training		\$5,000.00
	Resident Initiatives Program		\$40,000.00	Resident Initiatives Program		\$40,000.00
	Subtotal of Estimated Costs		\$55,000.00	Subtotal of Estimated Costs		\$55,000.00
	H A Wide Administration			H A Wide Administration		
	Partial Funding for staff in CFP		\$55,978.00	Partial Funding for staff in CFP		\$55,978.00
	Subtotal of Estimated Costs		\$55,978.00	Subtotal of Estimated Costs		\$55,978.00
	H A Wide Fees and Costs 1430			H A Wide Fees and Costs		
	Consultant Fees for CFP		\$4,175.00	Consultant Fees for CFP		\$4,980.00
	A & E Fees		\$31,550.00	A & E Fees		\$31,500.00
	Criminal/Drug Elimination		\$10,000.00	Criminal/Drug Elimination		\$10,000.00
	Asbestos Abatement Plan & Monitoring		\$7,088.00	Asbestos Abatement Plan and Monitoring		\$7,088.00
	Subtotal of Estimated Costs		\$52,813.00	Subtotal of Estimated Costs		\$53,568.00

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2008		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
NC 57-1A Cameron Courts Remodel Kitchen s and Baths Subtotal of Estimated Costs			<u>\$240,796.00</u> \$240,796.00	NC57-1A Cameron Courts Replace Sidewalks Subtotal of Estimated Costs		<u>\$12,284.00</u> \$12,284.00
NC 57-1B Weldon Heights Remodel Kitchens and Baths Subtotal of Estimated Costs			<u>\$137,234.00</u> \$137,234.00	NC57-1B Weldon Heights Remodel Kitchens and Baths Interior Painting Replace Sidewalks Subtotal of Estimated Costs		<u>\$137,234.00</u> <u>\$30,000.00</u> <u>\$20,000.00</u> \$187,234.00
See Annual Statement NC 57-1C Mountain View No Work Subtotal of Estimated Costs			<u>\$0.00</u> \$0.00	NC57-1C Mountain View Interior Painting Subtotal of Estimated Costs		<u>\$30,000.00</u> \$30,000.00
NC 57-3 Linwood Terrace No Work Subtotal of Estimated Costs			<u>\$0.00</u> \$0.00	NC 57-3 Linwood Terrace Interior Painting Replace Kitchen Cabinets Subtotal of Estimated Costs		<u>\$45,000.00</u> <u>\$25,000.00</u> \$70,000.00
H A Wide Non-Dwelling Equipment 1475 Upgrade Computer Hardware Subtotal of Estimated Costs			<u>\$5,000.00</u> \$5,000.00	H A Wide Non-Dwelling Equipment 1475 Maintenance Equipment Upgrade Computer Hardware Subtotal of Estimated Costs		<u>\$20,000.00</u> <u>\$10,000.00</u> \$30,000.00

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2008		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	H A Wide Dwelling Structures			H A Wide Dwelling Structures		
	Abate Asbestos Floor Tile		\$16,000.00	Abate Asbestos Floor Tile		\$16,000.00
	Roof Replacement		\$74,200.00	Replace Roofs		\$60,000.00
	Subtotal of Estimated Costs		\$90,200.00	Subtotal of Estimated Costs		\$76,000.00
See Annual Statement	H A Wide Dwelling Equipment			H A Wide Dwelling Equipment		
	Appliances		\$30,000.00	Appliances		\$35,000.00
	Subtotal of Estimated Costs		\$30,000.00	Subtotal of Estimated Costs		\$35,000.00
	Total of Estimated Costs		\$697,021.00	Total of Estimated Costs		\$697,021.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2010		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	HA Wide Operations 1406		\$50,000.00	H A Wide Operations 1406		\$30,000.00
	Subtotal of Estimated Costs		\$50,000.00	Subtotal of Estimated Costs		\$30,000.00
See Annual Statement	H A Wide Management Improvements 1408			H A Wide Management Improvements 1408		
	Computer Software Upgrade		\$5,000.00	Computer Software Upgrade		\$5,000.00
	Administrative Training		\$10,000.00	Administrative Training		\$10,000.00
	Maintenance Skills Training		\$5,000.00	Maintenance Skills Training		\$5,000.00
	Resident Initiatives Program		\$40,000.00	Resident Initiatives Program		\$40,000.00
	Subtotal of Estimated Costs		\$60,000.00	Subtotal of Estimated Costs		\$60,000.00
	H A Wide Administration			H A Wide Administration		
	Partial Funding for staff in CFP		\$55,978.00	Partial Funding for staff in CFP		\$55,978.00
	Subtotal of Estimated Costs		\$55,978.00	Subtotal of Estimated Costs		\$55,978.00
	H A Wide Fees and Costs 1430			H A Wide Fees and Costs		
	Consultant Fees for CFP		\$5,000.00	Consultant Fees for CFP		\$5,000.00
	A & E Fees		\$35,000.00	A & E Fees		\$40,000.00
	Criminal/Drug Elimination		\$10,000.00	Criminal/Drug Elimination		\$10,000.00
	Asbestos Abatement Plan & Monitoring		\$7,500.00	Asbestos Abatement Plan and Monitoring		\$20,000.00
	Subtotal of Estimated Costs		\$57,000.00	Subtotal of Estimated Costs		\$75,000.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages – Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2010		
	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Cost</u>	<u>Major Work Category</u>	<u>Quantity</u>	<u>Estimated Costs</u>
	NC57-1A Cameron Courts Interior Painting		<u>\$10,000.00</u> \$10,000.00	NC57-1A Cameron Courts Replace Roofs Interior Paint Subtotal of Estimated Costs		 <u>\$45,000.00</u> <u>\$30,000.00</u> \$75,000.00
	NC 57-1B Weldon Heights Resurface parking Areas Subtotal of Estimated Costs		<u>\$25,000.00</u> \$25,000.00	NC57-1B Weldon Heights Replace Roofs Interior Painting Subtotal of Estimated Costs		 <u>\$75,000.00</u> <u>\$40,000.00</u> \$115,000.00
See Annual Statement	NC 57-1C Mountain View Remodel Kitchens and Baths Subtotal of Estimated Costs		<u>\$285,543.00</u> \$285,543.00	NC57-1C Mountain View Replace Roofs Interior Painting Subtotal of Estimated Costs		 <u>\$75,000.00</u> <u>\$40,000.00</u> \$115,000.00
	NC 57-3 Linwood Terrace Resurface Parking Areas Subtotal of Estimated Costs		<u>\$20,000.00</u> \$20,000.00	NC 57-3 Linwood Terrace Replace Roofs Interior Painting Subtotal of Estimated Costs		 <u>\$50,000.00</u> <u>\$30,000.00</u> \$80,000.00
	H A Wide Non-Dwelling Equipment 1475 Maintenance Equipment Upgrade Computer Hardware Subtotal of Estimated Costs		 <u>\$20,000.00</u> <u>\$5,000.00</u> \$25,000.00	H A Wide Non-Dwelling Equipment 1475 Maintenance Equipment Upgrade Computer Hardware Subtotal of Estimated Costs		 <u>\$20,000.00</u> <u>\$10,000.00</u> \$30,000.00

Section 8 Homeownership Capacity Statement

The Gastonia Housing Authority has completed its Section 8 Homeownership Program documents in partnership with the City of Gastonia Community Development Department, Fannie Mae North Carolina Partnership Office and Wachovia Bank. The plan envisions a two-mortgage model whereby Wachovia will make first mortgage loans and the City of Gastonia will make subordinated second mortgage loans to qualified applicants (currently receiving a Section 8 HCV). FNMA has agreed to purchase the loans originated by Wachovia and other banks.

There have been three GHA staff members that have received their certification as Homeownership Counselors and the Authority has successfully placed three Section 8 participants as homeowners during the past year.

The Executive Director served on a Section 8 Homeownership Task Force comprised of representatives from HUD, Fannie Mae, Freddie Mac, North Carolina Housing Finance Agency, NC Division of Community Assistance, city and county representatives, lenders, public housing authorities, etc. A consultant was hired to prepare a report based on the input and outcome of this task force. The result was the report Section 8 Homeownership Program, A Model for North Carolina Communities. The Gastonia Housing Authority has used this report in conjunction with City of Gastonia program information, Wachovia criteria and FNMA underwriting criteria in establishing its Section 8 Homeownership Program.

The Executive Director has completed the professional certification program from the National Development Council (NDC) Housing Development Finance Program. This certification program focused on the financing of affordable housing projects in real communities. The three-part series consisted of HD-410, Single Family Home Ownership Finance, HD-420, Multi-family Housing Development Finance and HD-430, Housing Development Finance, Problem Solving and Deal Structuring. The Executive Director will pursue the National Development Council (NDC) Housing Economic Development Program in 2003.

The Executive Director has participated in meetings with Wachovia and FNMA that have defined lender and servicer commitments that will utilize the FNMA My Community Mortgage pilot program underwriting criteria.

As part of this program, the Gastonia Housing Authority Section 8 Homeownership Program requires a minimum contribution of 1 percent or \$500, whichever is less from the borrower's own funds. Fannie Mae underwriting criteria will be used to qualify the borrower based on housing expenses to income, monthly income to expenses and creditworthiness. Fannie Mae uses the ratio of 41 percent for both housing expenses to income and monthly income to expenses.

The issue of mortgage models was addressed in the Task Force. Two models were developed, the one-mortgage model and the two-mortgage model. The Gastonia Housing Authority and FNMA have discussed these models in detail and believe that a small number of loans can be made using the two-mortgage model assuming a subordinated second mortgage from the City of Gastonia. This second mortgage would be a low interest loan that can be repaid from the Housing Assistance Payment.

The Executive Director has developed the Administrative Plan revision for the program. This Plan has been reviewed by both FNMA and Wachovia Bank. The program was introduced during May or June of 2003.

The Gastonia Housing Authority has held many discussions and meetings with the City of Gastonia's Community Development Division regarding housing counseling, finance and first time

homebuyer down payment assistance. Gastonia Housing Authority will use the city's existing homeownership counseling program for its Section 8 Homeownership Program.

The Section 8 and Community Services staff will attend HUD-sponsored Section 8 Homeownership training when it is offered. If not offered before the program is established, staff will attend training from a national training provider.

The Gastonia Housing Authority will apply for funding of a Section 8 FSS Coordinator through the fiscal year 2002 Super NOFA. A FSS Program for public housing has been active for the past year and a Section 8 FSS program has been established. The Section 8 FSS Coordinator will assume responsibilities for this program.

Given the above activities, the Gastonia Housing Authority is fully capable of developing and administering a Section 8 Homeownership Program.

GASTONIA HOUSING AUTHORITY
Resident Survey Follow-Up Plan
FY 2006

The Gastonia Housing Authority has developed the following RASS Follow-Up Plan in response to the results of the Resident Assessment Survey for the Assessment Year 2005.

NEIGHBORHOOD APPEARANCE – Score 74.9%

1. How satisfied are you with the upkeep of the following areas of your property: exterior of buildings?

GHA Response: The GHA continuously strives to maintain its housing stock at the highest possible level and has repeatedly been the beneficiary of compliments regarding the condition of the physical plant. We will continue to maintain our properties through painting, repair of masonry, etc.

2. How satisfied are you with the upkeep of the following areas of your property: parking areas?

GHA Response: The GHA as a routine preventive maintenance practice has repaired, sealed, and striped parking areas and the maintenance staff continuously “polices” and removes trash from them.

3. How satisfied are you with the following areas in your property: recreation areas?

GHA Response: The GHA endeavors to make every possible effort to maintain all of our outside facilities in a debris free status for the safety and well-being of our residents and we will continue to do so. We have received compliments from the local police department regarding the cleanliness of the sites being a key reason for a low crime rate.

4. How often, if at all, are any of the following a problem in your property: noise?

GHA Response: The GHA has contracted with a group of off-duty police officers who are performing foot patrols during the evening hours to assist in maintaining a peaceful environment.

5. How often, if at all, are any of the following a problem in your property: rodents and insects (indoors)?

GHA Response: The GHA is extremely diligent in its attention to rodent and insect control and has its pest control contractors respond immediately to any complaint by a resident of infestation. This response is in addition to our routine preventive maintenance baiting and treatment of all units. We will continue to monitor the matter and if it is determined that additional treatments are necessary we will respond.

6. *How often, if at all, are any of the following a problem in your property:
trash/litter?*

GHA Response: Please refer to response provided in number 3 above.

Resident Advisory Board Meeting

2006 PHA Plan Review

Resident Advisory Board Meeting

2006 PHA Plan Review

Wednesday, April 19, 2006

2:00 P.M.

Minutes

Renee' Dockery, Public Housing Occupancy Specialist, called the meeting to order and introduced the staff of the Gastonia Housing Authority.

The PHA Plan was distributed to the members of the Resident Advisory Board who were in attendance.

Sam Murphy, explained the process and the purpose of the PHA plan to the Resident Advisory Board members. He explained that the plan outlines the 5 year goals of the agency and the annual plan of operation for fiscal year 2006. He continued by explaining the capital improvements that are slated for this fiscal year.

Mr. Murphy then began a question and answer session further explaining the plan and also noting any suggestions that the residents had concerning unit improvements.

Mr. Murphy advised the members present of the comment period dates which begin today and extend for 30 days. He advised the board that residents may submit comments or concerns with regard to the PHA plan in writing and are to be sent to the attention of William Gary Foster, Executive Director of the Gastonia Housing Authority. He advised the members that a Public Hearing will be held on or about July 5, 2006 at the Central Office of the Gastonia Housing Authority located at 340 W. Long Avenue, Gastonia and that a notice would be published in the Gastonia Gazette advising of the meeting. He advised the board that the Gastonia Housing Authority Board of Commissioners will formerly approve the plan at their regular board meeting and that it will be submitted to US Department of Housing and Urban Development no later than July 18, 2006.

At the conclusion of the meeting, A. Renee' Dockery adjourned the meeting.

Those Attending:

Perdencia Barrow – RAB Member
Gladys Burris – RAB Member
Jane Dee - RAB Member
A. Renee' Dockery, GHA
Clintess Johnson, GHA Community Services
Sam Murphy, GHA
Della Robinson, GHA
Sherita Smith, GHA

April 12, 2006

Your attendance at a meeting of the Resident Advisory Board is requested at **2:00p .m. on Tuesday, April 19, 2006 at the Linwood Terrace Community Room**. The purpose of the meeting is to provide an opportunity for the Gastonia Housing Authority to present our Annual Plans to you for comment.

If anyone requires transportation to Linwood Terrace please contact Della Robinson at 704-864-6771 ext. 208.

We look forward to seeing you at the meeting.

Sincerely,

GASTONIA HOUSING AUTHORITY

Gary Foster
Executive Director

Resident Advisory Board Meeting

2006 PHA Plan Review

**Wednesday, April 19, 2006
2:00 P.M.**

Linwood Terrace Community Center

Agenda

Introduction of GHA Staff

Distribution of PHA Plan

Process

Question and Answer

Comment Period Dates

Adjournment

Resident Advisory Board Meeting

2006 PHA Plan Review

Wednesday, April 19, 2006

2:00 P.M.

Minutes

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The PHA Plan was distributed to the members of the Resident Advisory Board who were in attendance.

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At the conclusion of the meeting, A. Renee' Dockery adjourned the meeting.

Those Attending:

Perdencia Barrow – RAB Member
Gladys Burris – RAB Member
Jane Dee - RAB Member
A. Renee' Dockery, GHA
Clintess Johnson, GHA Community Services
Sam Murphy, GHA
Della Robinson, GHA
Sherita Smith, GHA

Annual Statement/Performance and Evaluation Report

OBLIGATED
9/13/2006

EXPENDED
9/12/2008

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

PHA Name: Gastonia Housing Authority **Grant Type and Number:** Capital Fund Program Grant No: NC19P05750104 **Federal FY of Grant:** 2004

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision Number 2)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$61,810	\$39,335	\$39,335	\$20,345
3	1408 Management Improvements	\$86,021	\$102,021	\$93,546	\$93,546
4	1410 Administration	\$55,978	\$62,140	\$62,140	\$62,140
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees & Cost	\$27,400	\$27,400	\$26,056	\$13,140
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$121,510	\$121,510	\$76,637	\$75,884
10	1460 Dwelling Structures	\$125,700	\$125,700	\$103,206	\$101,492
11	1465 Dwelling Equipment-Nonexpendable	\$38,400	\$38,713	\$38,713	\$38,713
12	1470 Nondwelling Structures	\$86,285	\$86,285	\$73,693	\$80,883
13	1475 Nondwelling Equipment	\$15,000	\$15,000	\$14,470	\$13,949
14	1485 Demolition	\$0			
15	1490 Replacement Reserves	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495 Relocation Costs	\$0			
18	1499 Development Activities	\$0			
19	1501 Collateralization for Debt Service	\$0			
20	1502 Contingency	\$0			
21	Amount of Annual Grant (Sum of lines 2-18)	\$618,104	\$618,104	\$527,796	\$500,092
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	\$88,100	\$88,100		
25	Amount of Line 21 related to Security - Hard Costs				
26	Amount of Line 19 related to Energy Conservation Measures				

Signature of Executive Director and Date: _____ Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____

X _____ X _____

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

PHA Name:		Grant Type and Number				Federal FY of Grant			
Gastonia Housing Authority		Capital Fund Program Grant No: NC19P05750104				2004			
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Sub Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406			61,810	39,335	61,810	20,345	
	Subtotal				61,810	39,335	61,810	20,345	
HA-Wide	A. Administrative Training	1408	04	LS	5,000	5,000	4,998	4,998	
Management	B. Maintenance Skills Training	1408	08	LS	5,000	5,000	5,000	5,000	
Improvements	C. Resident Initiatives Program	1408	10	LS	40,000	40,000	40,000	40,000	
	D. Computer Software Upgrade	1408	11	LS	5,000	0			
	E. Preoccupancy Maintenance	1408	12	LS	31,021	52,021	43,548	43,548	
	Subtotal				86,021	102,021	93,546	93,546	
HA-Wide	A. Partial Funding for GHA staff involved in CFP	1410	01	LS	55,978	62,140	62,140	\$ 62,140	
Administrative Cost	Subtotal				55,978	62,140	62,140	62,140	
HA-Wide	A. Asbestos Abatement Monitoring	1430	11	LS	3,600	3,600	3,550	3,400	
Fees & Cost	B. A/E Fees	1430	01	LS	4,500	3,830	436	436	
NC57-1B	C. Criminal/Drug reduction process	1430	10	LS	10,000	10,000	10,000	-	
Weldon Hgts.	D. A/E Fees	1430	12	LS	9,300	9,970	12,070	9,304	
	Subtotal				27,400	27,400	26,056	13,140	

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

PHA Name:		Grant Type and Number					Federal FY of Grant	
Gastonia Housing Authority		Capital Fund Program Grant No: NC19P05750104					2004	
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Sub Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
					Original	Revised (1)	Funds Obligated	Funds Expended
<u>NC 57-1A</u> Cameron Courts Site Improvement	A. Sidewalk Replacement & Handicap	1450	1	2400SF	14,500 0	14,500 0	2,051	1,698
NC57-3 Linwood	A. Sidewalk Replacement B. Tree Trimming	1450 1450	5 6	LF LS		22,500 19,950	22,500 19,950	22,500 19,950
NC57-1B Weldon Heights	A. Retaining Wall Replacement B. Sanitary Sewer & Water Replacement	1450 1450	2 3	115L FT 4800L FT	7,200 96,801	7,200 30,000	4,895 -	4,496 -
NC57-1C Mt. View	C. Parking Lot Repair A. Storm Drain Installation B. Parking Lot Repair	1450 1450	7 4 8		10,000 3,009	10,000 7,360 10,000	10,000 7,360 9,880	10,000 7,360 9,880
					121,510	121,510	76,637	75,884
Dwelling Structures NC 57-1C Mt. View	A. Duct Cleaning B. Paint Exteriors C. Repair/Install Bath Floors D. New Floor Tile & Base E. Interior Painting F. Abate Asbestos Floor Tile	1460 1460 1460 1460 1460 1460	1 35 52 51 32 10	300 65 18 20 50 6%	10,000 20,000 36,015 9,185 33,750 16,750	10,000 20,000 36,015 9,185 33,750 16,750	9,940 20,000 13,581 9,185 33,750 16,750	9,940 20,000 12,066 9,185 33,551 16,750
					125,700	125,700	103,205.91	101,491.94
Dwelling Equipment NC 57-1B Weldon Hgts	A. Ranges B. Refrigerators C. Water Heaters D. Replace Furnaces	1465 1465 1465 1465	3 4 2 6	24 24 12 4	9,000 7,000 3,600 18,800	5,221 7,210 11,431 14,851	5,221 7,210 11,431 14,851	5,221 7,210 11,431 14,851
					38,400	38,713	38,713	38,713

Status of Work

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

PHA Name:		Grant Type and Number				Federal FY of Grant			
Gastonia Housing Authority		Capital Fund Program Grant No: NC19P05750104				2004			
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Sub Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated	Funds Expended	
Non Dwelling Structures NC 57-1A Cameron Court	A. Cameron Community Building Security	1470	1	LS	76,400	76,400	66,408	73,598	
		1470	2	1	2,600	2,600	-	-	
	C. Maintenance Bldg. Security	1470	3	LS	7,285	7,285	7,285	7,285	
	Subtotal				86,285	86,285	73,693	80,883	
Non-dwelling Equipment NC 57-1C	B. Sewer Machine	1475	2	1	5,000	5,000	4,175	4,175	
	A. Maintenance Equipment	1475	6	LS	10,000	10,000	10,294	9,774	
	C. Upgrade computer Ec	1475		6	0	0	-	-	
	Subtotal				15,000	15,000	14,470	13,949	
Grand Total					618,104	618,104	550,271	500,092	

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

PHA Name:		Grant Type and Number					Federal FY of Grant
Gastonia Housing Authority		Capital Fund Program Grant No: NC19P05750104					2004
Development Number Name/HA-Wide Activities	All Funds Obligated Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC 57-1A Cameron Courts	09/16/05			09/16/07			
NC57-1B Weldon Heights	09/16/05			09/16/07			
NC 57-1C Mt. View	09/16/05			09/16/07			
NC 57-3 Linwood Terrace	09/16/05			09/16/07			
HA-Wide	09/16/05			09/16/07			

Annual Statement/Performance and Evaluation Report

OBLIGATED

8/18/2007

EXPENDED

8/18/2009

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

PHA Name: **Gastonia Housing Authority** Grant Type and Number: **NC19P05750105** Federal FY of Grant: **2005**
 Capital Fund Program Grant No: **NC19P05750105**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision Number 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 19)	137,234	137,234	137,234	2,126
3 3	1408 Management Improvements	55,000	55,000	16,855	13,051
4 4	1410 Administration	55,978	55,978	55,978	33,791
5 5	1411 Audit				
6 6	1415 Liquidated Damages				
7 7	1340 Fees & Cost	40,150	40,150	0	0
8 8	1440 Site Acquisition				
9 9	1450 Site Improvement	147,684	147,684	50,583	1,435
# 10	1460 Dwelling Structures	199,375	199,375	42,997	42,465
# 11	1465.1 Dwelling Equipment-Nonexpendable	31,600	31,600	17,866	18,101
# 12	1470 Nondwelling Structures				
# 13	1475 Nondwelling Equipment	30,000	30,000	5,952	5,510
# 14	1485 Demolition				
# 15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
# 16	1501 Collateralization for Debt Service				
20	1502 Contingency				
# 19	Amount of Annual Grant (Sum of lines 2-18)	697,021	697,021	327,465	116,480
22	Amount of Line 21 related to LBP Activities				
23	Amount of Line 21 related to Section 504 Compliance				
# 22	Amount of Line 21 related to Security - Soft Costs	88,100			
# 22	Amount of Line 21 related to Security - Hard Costs				
# 23	Amount of Line 19 related to Energy Conservation Measures				

Signature of Executive Director and Date
 X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date
 X

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

PHA Name:		Grant Type and Number					Federal FY of Grant		
Gastonia Housing Authority		Capital Fund Program Grant No: NC19P05750105					2005		
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Sub Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406			137,234	137,234	137,234	2,126	
Operations	Subtotal				137,234	137,234	137,234	2,126	
HA-Wide	Administrative Training	1408		LS	5,000	5,000	-	-	
Management	Maintenance Skills Training	1408		LS	5,000	5,000	3,065	3,051	
Improvements	Resident Initiatives Program	1408		LS	40,000	40,000	13,790	10,000	
	Computer Software Upgrade	1408		LS	5,000	5,000	-	0	
	Subtotal				55,000	55,000	16,855	13,051	
HA-Wide	A. Partial Funding for GHA staff involved in CFP	1410	01	LS	55,978	55,978	55,978	\$ 33,791	
Administrative Cost	Subtotal				55,978	55,978	55,978	33,791	
HA-Wide	A/E Fees	1430	01	LS	22,350	22,350	-	-	
Fees & Cost	Criminal/Drug reduction process	1430	10	LS	13,000	13,000	-	-	
NC57-1B	Asbestos Abatement Plan	1430	11	LS	4,800	4,800	-	-	
Weldon Hgts.	Subtotal				40,150	40,150	-	-	

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

PHA Name:		Grant Type and Number					Federal FY of Grant		
Gastonia Housing Authority		Capital Fund Program Grant No: NC19P05750105					2005		
Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Sub Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated	Funds Expended	
NC 57-1A									
Cameron Courts Site Improvement	504 Compliance	1450		LS	55,000	55,000	-	-	
	Resurface Parking	1450		LS	46,684	46,684	-	-	
	Replace Sanitary Sewer Lines	1450		1200LF	46,000	46,000	-	-	
NC57-1C									
Mt. View	Landscaping	1450		LS	0	0			
					147,684	147,684	-	-	
Dwelling Structures HA-Wide									
	504 Compliance	1460		LS	20,000	20,000	-	-	
NC 57-1A									
Cameron Courts	Replace Roofs	1460		LS	50,625	25,000	-	-	
	Replace Kitchen Cabinets	1460		10	25,000	50,625	50,583	1,435	
	Replace Washing Machine Drains	1460		LS	20,000	20,000	-	-	
NC57-1B									
Weldon Heights	Abate & Replace Floor Tile	1460		6	30,000	30,000	7,193	7,193	
	Interior Painting	1460		50	33,750	33,750	33,750	33,750	
	Exterior Painting	1460		40	20,000	20,000	2,054	1,522	
					199,375	199,375	93,580	43,899.60	
Dwelling Equipment									
NC 57-1B									
	A. Water Heaters	1465.1		12	3,600	3,600	9,595	9,833	
	C. Refrigerators	1465.1		24	7,000	7,000	-	-	
							5,472	5,472	
	D. Replace Furnaces	1465.1		4	12,000	12,000	5,472	5,472	
					31,600	31,600	17,866	18,101	
Non-dwelling Equipment									
NC 57-1C									
	Upgrade Computer System	1475		LS	0	0			
	Maintenance Equipment	1475		LS	30,000	30,000	5,952	5,510	
							-	-	
	Subtotal				30,000	30,000	5,952	5,510	
	Grand Total				697,021	697,021	327,465	116,480	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementations Schedule

PHA Name: Gastonia Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P05750105	Federal FY of Grant 2005
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC 57-1A Cameron Courts	09/15/06			09/15/08			
NC57-1B Weldon Heights	09/15/06			09/15/08			
NC 57-1C Mt. View	09/15/06			09/15/08			
NC 57-3 Linwood Terrace	09/15/06			09/15/08			
HA-Wide	09/15/06			09/15/08			