

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

PHA Plans

Annual Plan for Fiscal Year 2007

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Asheville

PHA Number: NC007

PHA Fiscal Year Beginning: (10/2007)

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1540
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1355

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

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

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
 Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The plans, statements, policies, and programs set forth in the Annual Plan are all a part of a comprehensive approach to achieve our goals and objectives. A few highlights of our Annual Plan include:

- 1) We will continue to improve security in all our public housing developments. The Housing Authority of the City of Asheville (HACA) has collaborated with the Weed and Seed Program for the Pisgah View Development. We are also installing cameras in Pisgah View to help address the crime.

The Asheville City Council approved a budget to increase the number of police officers in public housing and to designate specific officers to work exclusively in public housing. The HACA will supplement a portion of this coverage by contracting a security company for some of our high-rises. We will also install a gate at the Hillcrest Development controlled by card access and contract security working the gate at times.

- 2) Through capital funds, we will continue to increase the long-term viability of Erskine/Walton and Livingston Street Apartments by making necessary repairs and painting all the wood siding, the soffit and fascia. We will continue our renovation at Klondyke Homes, but minimize the amount of units off line at any given time.
- 3) The HACA will pursue a HOPE VI Revitalization Grant or a combination of funding sources to construct a mixed-use development.
- 4) We will complete our conversion to project-based management. Part of our conversion is to implement a staffing plan that will assist in achieving a vacancy rate at or below three percent.
- 5) See Attachment F for additional priorities for the coming year.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - (Attachment A) HACA Section 8 Home Ownership Program Capacity Statement
 - (Attachment B) Membership of Resident Advisory Board
 - (Attachment C) Resident Membership of the Governing Board
 - (Attachment D) Community Service Policy and Procedures
 - (Attachment E) Public Housing Income per Project
 - (Attachment F) HACA Annual Plan Summary of Priorities
Fiscal Year Beginning October 1, 2007
 - (Attachment G) Performance and Evaluation Report CFP Grants
2003 – 2006
 - (Attachment H) Domestic Violence
 - (Attachment I) Policies Governing Eligibility, Selection and Admissions

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Assignment Plan [TSAP]	Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input 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	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing 2homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Results of the latest Public Housing Assessment System (PHAS) assessment	Annual Plan
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Surey	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30%	3385	5	5	4	4	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
of AMI							
Income >30% but <=50% of AMI	2970	5	5	3	3	3	3
Income >50% but <80% of AMI	2061	3	4	2	3	3	2
Elderly	1625	4	4	4	4	2	3
Families with Disabilities	2423	5	5	4	5	3	4
Race/Ethnicity White	87.6%						
Race/Ethnicity Black	7.4%						
Race/Ethnicity Native American	2.8%						
Race/Ethnicity Asian/Pacific Islander	2.3%						

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset Year 2000
- American Housing Survey data
Indicate year:
- Other housing market study – Housing Market Study and Needs Assessment for Asheville Regional Housing Consortium
Indicate year: 2005
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1,916		978
Extremely low income <=30% AMI	1,711	89.3	
Very low income (>30% but <=50% AMI)	120	6.3	
Low income (>50% but <80% AMI)	85	4.4	
Families with children	1,045	54.5	
Elderly families	109	5.7	
Families with Disabilities	614	32	
Race/ethnicity White	1,253	65.5	
Race/ethnicity Black	632	33	
Race/ethnicity Native American	18	.94	
Race/ethnicity Asian/Pacific Islander	13	.67	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	702		
2 BR	693		
3 BR	405		
4 BR	104		
5 BR	12		
5+ BR	0		

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input 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	485		369
Extremely low income <=30% AMI	474	97.73	
Very low income (>30% but <=50% AMI)	3	0.62	
Low income (>50% but <80% AMI)	8	1.65	
Families with children	112	23.09	
Elderly families	11	2.27	
Families with Disabilities	83	17.11	
Race/ethnicity White (non-Hispanic)	228	47.01	
Race/ethnicity White (Hispanic)	5	1.03	
Race/ethnicity Black	245	50.52	
Race/ethnicity Native American	5	1.03	

Housing Needs of Families on the Waiting List			
Race/ethnicity -Asian		2	0.41
Characteristics by Bedroom Size (Public Housing Only)			
1BR	359	74.02	
2 BR	78	16.08	131
3 BR	40	8.25	97
4 BR	8	1.65	18
5 BR	0	0	0
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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Designated housing plan for Aston Park Tower and Bartlett Arms

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	4,747,782	Operations
b) Public Housing Capital Fund	2,354,820	Renovations/Other
c) HOPE VI Revitalization	-0-	-0-
d) HOPE VI Demolition	-0-	-0-
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,551,597	HAP/Administration
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	-0-
g) Resident Opportunity and Self-Sufficiency Grants	42,331	Programs for Residents

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	28,000	Enrichment Program
i) HOME	-0-	-0-
Other Federal Grants (list below)	-0-	-0-
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2006	790,818	Renovations/Other
3. Public Housing Dwelling Rental Income	2,027,988	Operations
4. Other income (list below)	-0-	-0-
4. Non-federal sources (list below)	-0-	-0-
Total resources	17,543,336	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Will use credit checks to help verify income

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

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

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

Other (describe) PHA uses a web based service for local and state screening, Rent Facts and First Point.

(2)Waiting List Organization

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

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

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

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

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

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

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

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

(3) Assignment

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

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)

Voluntary Transfers will be processed with new admissions using a ratio of one transfer for every four new admission.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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.

Former Federal preferences:

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

- 3 Homelessness
- 4 High rent burden

NOTE: HACA is currently reviewing all of its policies and procedures and may decide to eliminate or modify some preferences in the coming year.

Other preferences (select all that apply)

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

Violence Against Women Act

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)

New Renters Class

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

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

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

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

Other (list policies and developments targeted below)
a. Income disregard for travel expenses and \$2000 of earned income
b. Working family preference
c. Incentive transfers
d. Flat rents

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

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

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

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

Pisgah View and Deaverview

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

Klondyke Homes

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 below)

Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below)

Upon request, landlords may be given the rental history of participants who previously received Section 8 rental assistance.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below: (See Attachment I)

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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.

Former Federal preferences

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

NOTE: HACA has posted a policy change for public comment to eliminate all of these preferences for the Section 8 program and convert to a date and time waiting list.

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)

Elderly and disabled, #3

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)
Brochures

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

The HACA must notify all families of their right to request a minimum rent hardship exemption under the law, and that determinations are subject to the grievance procedure;

If the family requests a hardship exemption, the minimum rent requirement is immediately suspended;

Suspension may be handled as follows: the minimum rent is suspended until a determination is made whether:

There is a hardship covered by the statute; and

The hardship is temporary or long-term.

If the HACA determines that there is no hardship covered by the statute, minimum rent is imposed (including back payment for minimum rent from time of suspension).

If the HACA determines that the hardship is temporary, the minimum rent also is imposed (including back payment for minimum rent from the time of suspension), but the family cannot be evicted for nonpayment during the 90-day period commencing on the date of the family's request for exemption of minimum rent in excess of the tenant rent otherwise payable. A reasonable repayment agreement must be offered for any such rent not paid during that period. If the family thereafter demonstrates that the financial hardship is of long-term duration, the HACA shall retroactively exempt the family from the minimum rent requirement.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

- 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)

Residents are required to report all changes in family composition or status to the housing manager in writing within ten calendar days of the occurrences.

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

(2) Flat Rents

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

The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Other (list/describe below)

Market study prepared by a state-certified appraiser.

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)

Market rents

(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)

The Housing Authority has formally adopted the minimum rent hardship exemption policy.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers	1133	140
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	Project based 104 Mainstream 75	6 10
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

- a. Physical maintenance is a key function of our management responsibilities to protect the viability of our property/assets. The Authority continues to refine our systems by identifying,

prioritizing and responding in a timely manner to maintenance repairs. We continue to inspect our units twice annually, following-up on failing units within ten days of inspection. We continue to conduct mandatory joint inspections during move-ins and move-outs.

- b. We continue to implement asset management. We have assigned staff to individual AMPs and plan to be fully compliant with asset-based management in FY 2008.

(2) Section 8 Management: (list below)

N/A

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment NC007a01

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name NC007a02)

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

To be determined

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

To be determined

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Lee Walker Heights 1b. Development (project) number: NC 007002
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> 0.347 acres (to reslope steep bank)
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>08/01/07</u>
5. Number of units affected: 0 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 08/01/07 b. Projected end date of activity: 08/15/07

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: Bartlett Arms	
1b. Development (project) number: NC007001	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: 01/06/2006	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 114	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Aston Park Tower	
1b. Development (project) number: NC007006	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>	
3. Application status (select one)	

Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 01/06/2006
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 119
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (The Towers only, the garden units are not included) <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for

each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Project 19 1b. Development (project) number: NC007019
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (06/26/2003)
5. Number of units affected: 24 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

42. Program Description: HACA operates a Housing Choice Voucher Homeownership Program that provides Section 8 voucher holders with the option of purchasing a home with their voucher subsidy, rather than renting.

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

Section 8 voucher holders must complete an initial Section 8 rental lease term of at least one year before qualifying to use their voucher subsidies under the homeownership option.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 06/24/2003

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

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)

- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

HCV FSS Program	49	Waiting list	Section 8 office	Section 8 participants
PH FSS Program	55			
Life Works ARP-Phoenix	100 75	Waiting list Random Selection	Community Section Opportunities	Section 8 and PH
New Choices	75	Waiting list	YWCA	Section 8 and PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	55	06/30/2007
Section 8	47	49 as of 06/29/07

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

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

Law enforcement officers from the Buncombe County Sheriff's Department, Asheville Police Department, and other law enforcement officers provide security patrol in the ten housing developments.

3. Which developments are most affected? (list below)

Bartlett Arms
Pisgah View
Erskine/Walton
Livingston Street
Altamont
Project 19

Lee Walker Heights
Hillcrest
Aston Park Tower
Deaverview
Klondyke

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design – Pisgah View
- Activities targeted to at-risk youth, adults, or seniors – three after-school programs at Hillcrest, Lee Walker and Pisgah View; GED program, I Have a Dream and ARP at Pisgah View and Hillcrest; science-based programs to improve the quality of life for residents at Lee Walker Heights, Pisgah View, Deaverview, and Project 19
- Volunteer Resident Patrol/Block Watchers Program – reopen the gate to the entrance at Hillcrest, security guard, community watch program at Lee Walker and Bartlett Arms
- Other (describe below)

2. Which developments are most affected? (list below)

Bartlett Arms, Lee Walker Heights, Pisgah View, Hillcrest, Erskine/Walton, Aston Park Tower, Livingston Heights, Deaverview, Altamont and Klondyke

C. Coordination between PHA and the police

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

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

Other activities (list below)
Agreement with the Asheville Police Department to continue community policing in housing developments.

2. Which developments are most affected? (list below)
Bartlett Arms, Lee Walker Heights, Pisgah View, Hillcrest, Erskine/Walton, Aston Park Tower, Livingston Heights, Deaverview, Altamont and Klondyke

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HOUSING AUTHORITY OF THE CITY OF ASHEVILLE
REGULATIONS ON PET OWNERSHIP IN HOUSING

THESE RULES AND REGULATIONS ARE A PART OF YOUR LEASE AGREEMENT:

Definition

For the purpose of these pet rules, "pet" is defined as domesticated small animals traditionally kept in the home for pleasure rather than for utility or commercial purposes. Pet is understood to be limited to four-legged, warm-blooded animals (such as dogs and cats) ("Class I Pets"); birds (specifically, canaries, parakeets, and finches); rodents; fish; and turtles. "Pet" does not include specially trained animals to assist handicapped persons.

Pet Restrictions

There shall be no more than one (1) Class I pet per apartment unit and no more than two pets per apartment unit. (No limit is placed on the number of fish. However, only one fish tank is permitted and the size of the fish tank may not exceed 20 gallons.) Guests are not permitted to bring any type of pet onto the premises except those trained to assist the handicapped.

Location of Pets in the Building

Except in connection with ingress and egress to and from a pet owner's apartment, pets shall not be brought into public lobbies, elevators, or other public gathering spaces. When pets are moved through the building, they must be carried from the resident's apartment to the nearest outside exit via stairwells or elevators, avoiding all public areas as much as possible. Pets shall be on a leash outside the building and shall not be left unattended at any time. Pets other than fish and turtles may not be left unattended in a dwelling unit for more than eight (8) hours at any one time.

Sizes

Pets shall weigh no more than 20 pounds at time of maturity and stand no more than 18 inches at the shoulder. Pets which are not full grown when admitted to the Facility shall be understood to mature at the height and weight not to exceed those height and weight restrictions. American Kennel Club's standards shall determine the height and weight after maturity of dogs. A non-documented pet will be assumed to mature to that size which has been determined by a veterinarian, evidenced by a letter from a veterinarian to the Landlord or its Agent ("Landlord").

Licensure and Tags

Every pet must wear all animal licenses and inoculation tags (if the pet is of a type which is required to be inoculated and/or licensed under applicable state and local laws), and a tag bearing the owner's name, address, and phone number. All licenses and tags must be current.

Registration

Prior to admission to the Development, every pet must be registered with the Development and thereafter annually on the anniversary date of admission. Registration of pets requires proof of current licensure, including up-to-date proof of inoculations. Such tests, vaccines or shots shall be maintained on an annual basis, unless otherwise specified by a veterinarian. A verification letter that a cat or dog has been spayed or neutered or declared (as discussed below) is required prior to admission. Evidence of a flea control program for fur bearing pets and verification of an alternate caretaker is also required as discussed below.

Prior to the admittance of a pet into the facility, residents will be required to complete a Pet Ownership Application Form.

Rejection of Admission of Pets

Prior to admission of a pet to the Premises, Landlord will complete the determination form. This form will be used to determine whether the pet should be admitted to the Premises.

The Landlord can refuse to register a pet if:

1. The pet is not a common household pet; or
2. Keeping the pet will violate any applicable pet rule; or
3. The pet owner fails or refuses to provide complete pet registration information or to annually update the information; or
4. In the event that the Landlord rejects admission of a pet he shall serve written notice on the pet owner stating the basis for the rejection. Such notice shall be given in accordance with subparagraph (i) or (ii) of the Service of Notice Provisions of these rules.

Altering

Female dogs and cats over six months must be spayed, and males over eight months must be neutered, unless a letter is received from a licensed veterinarian giving medical reason why such action is detrimental to the pet's health.

Liability

Residents owning pets shall be liable for the entire amount of all damages to the Development caused by their pet.

Consideration of liability insurance is recommended and may be obtained through most insurance agents and companies.

Pet Deposit

Each dog and cat owner must provide a pet security deposit in the amount of \$150 in addition to the standard rental security deposit. This deposit shall be maintained in a separate account as provided for by state law and HUD regulations for the maintenance of security deposits. The amount of the pet deposit is established to reflect the potential costs of fumigation, emergency boarding, and replacing carpeting and other furnishings as a result of pet odors, stains and damage. Upon termination of residence by the pet owner, or removal of any pet from the owner's apartment, all or part of the pet deposit will be refunded, dependent upon needed repairs and maintenance.

There is also a non-refundable pet fee of \$50 to cover costs to the development relating to the presence of pets for a class I pet. This will also cover the cost of flea control upon a resident vacating that has had a class I pet.

Therefore, the total pet deposit is \$200. This amount may be paid as follows: \$50 at the time the pet is registered with the Development Office and the remainder in not less than three equal installments per month until paid.

Sanitation

Dogs and cats are required to be "house-broken." Cats must be litter box-trained and dogs must be able to exercise outside the building. Cat litter boxes must be cleaned at least twice per week. Management may designate a space or spaces to be used exclusively for the purpose of exercising pets. Pet owners shall be responsible for the immediate clean up of feces after the exercise of their pet. Residents must bag and securely tie feces and other waste (indoors and outdoors) and deposit it in designated trash receptacles. The pet owner will be charged a fee of \$25 for each failure to clean up and/or deposit waste in designated receptacles. The right to charge this fee is in addition to and not in lieu of any other rights and remedies granted to Development Owner under these rules, Pet Owner's lease, or at law or equity.

Residents are expected to keep feeding bowls clean so as not to attract roaches and/or other pests.

Flea Control

Upon admission of a dog or cat or other Class I Pet, the pet owner shall file with management proof that a flea control program acceptable to management will be maintained for the pet and pet owner's premises. Pet owner shall file at intervals determined by management proof that the pet owner is complying with the flea control program.

Noise

No pet may make noise, cause offensive odors or otherwise create a nuisance to other residents.

Pet Behavior

No pet that bites, attacks or demonstrates other aggressive, mischievous or destructive behavior may be kept in the Development.

Alternate Caretaker

The pet owner must supply Landlord with the names of at least two persons who will be willing to assume immediate responsibility for the pet in case of an emergency (i.e., when the pet owner is absent or unable to adequately maintain the pet). Written verification of the willingness of these persons to assume alternate caretaker responsibility is required. It is the responsibility of the pet owner to inform the management of any change in the names, addresses or telephone numbers of persons designated as alternate caretakers. Any expenses relating to alternate caretakers are the responsibility of the pet owner.

Sick or Injured Animals

No sick or injured pet will be accepted for occupancy without consultation and written acknowledgment of a veterinarian as to the condition of the pet's ability to live in an apartment situation. Acceptance regardless of documentation and consultation is the prerogative of Landlord, subject to the notice provisions contained in these rules. Admitted pets which suffer illnesses or injury must be immediately taken for veterinary care at the resident pet owner's expense.

Rule Enforcement/Pet Rule Violation Procedure

A. If the Landlord determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the owning or keeping of pets, Landlord may serve a written notice of pet rule violation on the pet owner in accordance with the notice provision of these rules. The notice of pet rule violation shall: (i) contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated; (ii) state that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation; (iii) state that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and (iv) state that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

B. If the pet owner makes a timely request for a meeting to discuss an alleged pet rule violation, the Landlord shall establish a mutually agreeable time and place for the meeting, but no later than fifteen (15) days from the effective date of the service of the notice of pet rule violation (unless the Landlord agrees to a later date) . At the pet rule violation meeting, the pet owner and Landlord shall discuss any alleged pet rule violation and attempt to correct it. The Landlord may, as a result of the meeting, give the pet owner additional time to correct the violation.

If the pet owner and Landlord are unable to resolve the pet rule violation at the pet rule violation meeting, or if the Landlord determines that the pet owner has failed to correct the pet rule violation within any additional time provided for this purpose under this paragraph B, the Landlord may serve a written notice on the pet owner in accordance with the notice provisions of these rules (or at the meeting, if appropriate), requiring the pet owner to remove the pet. This notice shall: (i) contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated; (ii) state that the pet owner must remove the pet within ten (10) days of the effective date of service of the notice of pet removal (or the meeting) if notice is served at the meeting; and (iii) state that failure to remove the pet may result in initiation of procedures to terminate the pet owner's tenancy.

Any Resident who receives three letters of violation of these pet rules within any consecutive twelve (12) month period may be required to remove the pet from the Development, and provide Landlord with a signed affidavit stating that the pet is no longer on the premises and will not return in the future. Misrepresentation of this affidavit will be grounds for eviction of the resident. If Resident fails to remove the pet within five (5) days of the date of notice from Landlord directing removal of the pet under this Section, Resident's lease may be terminated.

Anything contained in these rules to the contrary, notwithstanding, Landlord reserves the right to act immediately in insisting an offending pet be removed immediately in situations deemed to be of an emergency nature. In such instances if pet owner cannot be contacted, fails or refuses to comply with the immediate removal of a pet, Landlord will act as specified in the section on "Alternate Caretaker" in removing a sick, diseased, injured and/or aggressive animal.

Service of Notice

Any notices required to be given under these rules shall be deemed effective if: (i) mailed by first class mail, postage prepaid addressed to the pet owner at his address in the Development, with a proper return address

indicated thereon; or (ii) by serving a copy of the notice on any adult answering the door at the pet owner's apartment unit, or if no adult responds, by placing the notice under or through the door, if possible, or else by attaching the notice to the door.

For the purposes of computing time periods following service of notice, service shall be deemed effective on the day that all notices are delivered or mailed, or in the case of service by posting, on the day that all notices are initially posted.

Courtesy

Landlord recognizes that pets can be therapeutic for those who enjoy, own and care for them. However, pets can be threatening to others who, for whatever reason, are fearful of or allergic to animals. Please exercise common courtesy to residents and staff in dealing with your pet.

Pets are expected to be confined or removed from the dwelling when Maintenance or Administrative personnel are expected to enter to do repairs, inspections, etc.

No Visiting Animals Allowed

These rules pertain only to residents and resident pet owners. No visiting animals or other pets are allowed except those that are used to assist a handicapped person.

I HAVE READ AND UNDERSTAND THE ABOVE RULES AND AGREE TO ABIDE BY EACH AND EVERY ONE OF THEM AND ANY SUBSEQUENT AMENDMENTS OR ADDITIONS WHICH MAY BE ENACTED AFTER THE DATE HEREOF.

Resident

Date

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
Management training

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

Aston Park garden apartments need security cameras. Bartlett Arms needs an additional security camera at the rear entrance. Housing Authority needs to provide access for some family members of disabled residents when Hillcrest gate is reestablished. Altamont needs some security improvements and a full time manager on

site. Housing Authority should consider establishing a child care center to train and employ residents.

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

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

Agreed to explore funding and options for additional security measures at Aston Park, Altamont and Bartlett Arms, including potential key card access and additional security cameras. Agreed to explore child care options if other community resources are determined to be inadequate. Agreed to install manager office at Altamont, if sufficient capital fund resources are available.

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 (copied and pasted from Asheville’s Consolidated Plan for 2007-08 located at http://www.ashevillenc.gov/uploadedFiles/Residents/Housing_and_Neighborhood_Services/Affordable_Housing_Programs/2007_Action_Plan_final.pdf p. 13)

Public Housing

The Housing Authority of the City of Asheville (HACA) is an independent entity, directly funded by HUD. The Mayor of the City of Asheville appoints its Board members, but the City has no direct control over its funding or operations. Nonetheless, there is a long history of cooperation and collaboration by the two bodies. The most exciting development this year is the **Weed and Seed initiative** approved and funded by the Department of Justice in 2006, which encompasses HACA's largest public housing community, Pisgah View apartments, as well as the Burton Street community and other neighborhoods in the West Riverside area. The City is now working actively with HACA, with public housing residents, and with other stakeholders to implement the Weed & Seed Plan. Activities focus on two areas. The first is increased policing and crime prevention measures, including the new **security system at the Pisgah View Apartments** which received CDBG funds in 2006, and **traffic calming** measures on Burton Street, funded this year. The other focus is on social service programs. CDBG funding was committed late in 2006 to a new

Community Services Center in Pisgah View, currently under construction, and will now go to renovating the **Burton Street Community Center** as well. CDBG funding will also go to Neighborhood Housing Services of Asheville (NHS) for **community organizing** in support of the City's Weed & Seed coordinator. Outside the Weed & Seed area, CDBG funds will assist a new resident- led initiative at **Lee Walker Heights Apartments** to improve their community by repainting the exterior of the buildings, improving landscaping, and adding amenities such as a picnic area and neighborhood signs.

The City will also continue to use CDBG funds to support HACA's **Hillcrest Youth Enrichment program**, providing educational and recreational programs for young people living in public housing.

HACA maintains an active **homeownership program** for public housing residents and housing choice voucher holders. We expect that some of the CDBG, HOME, and ADDI funds committed to NHS's homeownership loan pool will be used to assist public housing residents and voucher holders make the transition from subsidized housing to homeownership.

D. Other Information Required by HUD

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

Attachments

ATTACHMENT A

HACA Section 8 Home Ownership Program Capacity Statement

The Housing Authority of the City of Asheville (HACA) will provide current Housing Choice Voucher participants with the option of participating in the Homeownership Program as outlined in the Section 8 Administrative Plan. The Section 8 Homeownership Program has adopted the following provisions as eligibility criteria for participation in the program.

1. Qualifying applicants must be first-time homebuyers.
2. Section 8 voucher holders must complete an initial Section 8 rental lease term of at least one year before qualifying to use their voucher subsidies under the homeownership option.

ATTACHMENT B

Membership of Resident Advisory Board

Altamont Apts.

J. J. McMickens
72 North Market St., Apt. 42
Asheville, NC 28801

Mary Davidson
72 North Market St. Apt. 42
Asheville, NC 28801

Burna Hall
72 N. Market St., Apt. 84
Asheville, NC 28801

Beth Wilson
72 N. Market St., Apt. 65
Asheville, NC 28801

Calvin Davis
72 N. Market St. Apt. 44
Asheville, NC 28801

Aston Park Tower

Nellie Williams, President
165 S. French Broad Ave., Apt. 5-D
Asheville, NC 28801

Linda Holder, Vice President
165 S. French Broad Ave. Apt. 705
Asheville, NC 28801

Kathy Jordan, Sec/Treas
165 S. French Broad Ave. Apt. 210
Asheville, NC 28801

Bartlett Arms

Beverly Jeter, President
121 Bartlett St., Apt. 501
Asheville, NC 28801

Carolyn Brown, First Vice President
121 Bartlett St., Apt. 505
Asheville, NC 28801

Willie Timpson, Sgt at Arms
121 Bartlett St., Apt. 508
Asheville, NC 28801

Vickie Tucker, Second Vice President
121 Bartlett St., Apt. 414
Asheville, NC 28801

Deaverview Apts.

Jeannie Jean, President
20-D Deaverview Apts.
Asheville, NC 28806

Pamela Johnson, Vice President
7-E Deaverview Apts.
Asheville, NC 28806

Tanasha Walter, Secretary
17-C Deaverview Apts.
Asheville, NC 28806

Karima Lara, Treasurer
9-B Deaverview Apts.
Asheville, NC 28806

Albert Maybin, Sgt. At Arms
15-B Deaverview Apts.
Asheville, NC 28806

Lisa Whittenburg
44-B Erskine St.
Asheville, NC 28801

William Hoke
Erskine/Walton Street Apts.
616-B Walton St.

Klondyke Homes

Dora Bitting
81-A Klondyke Ave.
Asheville, NC 28801

Livingston Heights

Trina Boyd, President
PO Box 667
Asheville, NC 28802-0667

Jared Pearce, Vice President
272-A Livingston St.
Asheville, NC 28801

Mattie Moore
7 Water St.
Asheville, NC 28801

Pisgah View Apts.

Erskine/Walton Street Apts.

Stella Stepp
39-A Erskine Street Apts.
Asheville, NC 28801

Minnie Jones
15-H Pisgah View Apts.
Asheville, NC 28806

Birdie Jones

4-D Pisgah View Apts.
Asheville, NC 28806

Project 19

David Wright, President
31-B Crescent St.
Asheville, NC 28801

Sharon Johnson, Vice President
107-ADodge St.
Asheville, NC 28803

Surina Kincaid, Secretary
32-A Bearden Ave.
Asheville, NC 28801

Edith Johnson, Asst. Secretary
31-A Crescent St.
Asheville, NC 28801

Savonya Gilliam, Treasurer
136-B Fairview Ave.
Asheville, NC 28801

ATTACHMENT C

Resident Membership of the Governing Board

Trina Boyd
Livingston Heights

Selection by appointment for a five-year term. She was appointed by the Mayor of the City of Asheville, April 12, 2005.

ATTACHMENT D

Community Service Policy and Procedures

ASHEVILLE HOUSING AUTHORITY PUBLIC HOUSING RESIDENT COMMUNITY SERVICE POLICY

1. COMMUNITY SERVICE REQUIREMENT

In order to be eligible for continued occupancy, each adult household member eighteen (18) years or older, unless exempt from the requirement as provided in Section 3, below, must either (1) contribute eight (8) hours per month of community service (not including political activities) or (2) participate in the Public Housing Self-Sufficiency Program.

2. NOTIFICATION

All Housing Authority residents were notified of this requirement in May 2003, or during the admissions process if admitted after that date. All new residents, during admissions, will be informed of the community service requirement. Each resident's status will be determined annually during recertification and during processing of any changes in the household. Members of families that are granted a hardship exemption resulting from loss of a job shall be required to participate in the community service requirement.

3. EXEMPTIONS

The following adult members of resident families are exempt from the community service requirement:

- a. Individuals who are gainfully employed or engaged in work activities at least 20 hours per week. Work activities include unsubsidized or subsidized employment, on-the-job training, job search or job readiness assistance, vocational educational training, and/or job skills training directly related to employment.
- b. Individuals who are 62 or older.
- c. Individuals who are blind or disabled; and one other individual in the household who is the primary caregiver for one who is blind or disabled.

- d. Individuals who are eligible for the Work First Family Assistance (WFFA) Program and are certified to be exempt from work or community service activities under that program.
- e. Individuals who are members of a WFFA family (as defined and verified by DSS) that is receiving assistance under the WFFA Program, so long as the family is in compliance with the work or community service requirements of that program.

The Authority reserves the right to change exemption status during the year to reflect current exempt/non-exempt status. Exemptions are verified as follows:

- a. The work exemption is verified based on work and income reported by each resident in the resident selection and recertification processes.
- b. The age exemption is verified by birth certificate or other evidence of age submitted for resident selection purposes.
- c. The blindness or disability exemption is verified through the resident selection or recertification process, under the same standards as apply to the income deduction for disability.
- d. To qualify for either WFFA exemption, each individual must provide verification from DSS demonstrating eligibility for the exemption.

4. COMMUNITY SERVICE OPPORTUNITIES

Community service includes performing unpaid work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of residents. Community service may include, but is not limited to:

- a. Unpaid work at a local institution, including but not limited to: school, community center, hospital, hospice, recreation center, senior center, adult day care program, homeless shelter, meals on wheels or other feeding program, library or bookmobile, before or after-school education program, or child care center, etc.;
- b. Unpaid work with a non-profit organization that serves HACA residents or their children, including but not limited to: Boy Scouts, Girl Scouts, Boys & Girls Club, Community Day clean-up programs, Development Beautification programs, etc.;
- c. Unpaid work with a community arts program involving performing arts, fine arts, visual arts or crafts including but not limited to: community theatre, dance, music (orchestra, voice, band, small ensemble, Youth Empowerment Program (High Stepping Drum & Majorettes);
- d. Unpaid work with any program funded under the Older Americans Act, including but not limited to: Meals on Wheels, Service Corp of Retired Executives, etc.;
- e. Unpaid work with service programs sponsored by churches so long as they do not involve religious education or the practice of religion (e.g. meals program for the homeless sponsored by a church and provided in the church fellowship hall would be acceptable, while teaching Sunday School would not);
- f. Unpaid work with other youth, disability service or advocacy, or senior organization;
- g. Unpaid work at the development to help improve physical conditions (for example as grounds or building captain, or on a beautification program for the building or grounds;
- h. Unpaid work at the development to help with children, teens and seniors programs;

- i. Unpaid work at the development to help with Community Day;
- j. Unpaid work assisting development residents and other groups with special projects;
- k. Unpaid participation in the Residents Council, Development Residents Associations to help other residents with problems, or by serving as an officer on one of these boards;
- l. Unpaid care of children of other residents so that they may volunteer (documentation required);
- m. Verified attendance at Residents Council and/or Residents Association meetings;
- n. Verified attendance at Project March and/or ARP-Phoenix classes and activities.

Political activities, defined as activities to promote and elect candidates to hold an office of authority, may not be counted as community service.

5. PUBLIC HOUSING FAMILY SELF SUFFICIENCY PROGRAM

Residents may comply with the requirement by enrolling in the Housing Authority's Public Housing Family Self Sufficiency Program. For individuals enrolled in that program, self-sufficiency activities must be verified and may include, but are not limited to:

- a. Participation in job readiness programs;
- b. Participation in job training programs;
- c. Participation in skills training programs;
- d. Enrollment in higher education (junior college or college)
- e. Enrollment in vocational education;
- f. Attendance in GED classes;
- g. Job search activities;
- h. Apprenticeships;
- h. Substance abuse or mental health counseling;
- i. English proficiency or literacy (reading) classes;
- j. Parenting classes;
- k. Budgeting and credit counseling classes;
- l. Other classes that help a person toward economic independence;

The self-sufficiency hours counted toward the 8-hour per month requirement will be only hours spent actually attending class or engaged in job training, not time in transit.

6. THE PROCESS

Upon admission and at each recertification thereafter, the Housing Authority will determine which members of a household are exempt from the community service requirement and provide a Community Service Verification Form to non-exempt individuals.

The Verification Form requires the individual to indicate his/her time and to have a designated supervisor date and sign for each period of work that month. The household member returns the signed Verification Form to his/her Resident Manager. The verification form is placed in the resident's on-site file.

7. NON-COMPLIANCE

At least thirty (30) days before the household's next lease recertification date, the Housing Authority will notify families found to be in non-compliance that:

- a. A household member has been determined to be in non-compliance;
- b. The determination is subject to the grievance procedure; and
- c. That the household will not be recertified (unless the household qualifies for an opportunity to cure offered on a one time basis under paragraph 8).

The Housing Authority may not renew or extend any lease, or provide any new lease, for a household that includes an adult member who is subject to the community service requirement and has failed to comply with the requirement. Subject to one opportunity to cure described in paragraph 8, the household will not be recertified and the lease will not be renewed.

8. OPPORTUNITY FOR CURE

The Housing Authority will offer families one opportunity to enter into an agreement prior to recertification to cure any non-compliance. The agreement will state that all non-compliant household members agree to engage in community service for as many hours as are needed to comply with the requirement over the past 12-month period. The cure must occur over the 12-month period beginning with the date of the agreement and resident must at the same time stay current with that year's obligation. The hours a resident earns are applied first toward the past year's obligation, then to the current year's requirement.

5/3/2006

ATTACHMENT E

Public Housing Income per Project

Data for 0-1 (Bartlett Arms)

- Total Annual Income: \$923,229.00
- Average Annual Income: \$8,469.99
- Rent Roll: \$22,518.00
- Average Rent: \$206.59

Data for 0-2 (Lee Walker)

- Total Annual Income: \$698,394.00
- Average Annual Income: \$7,847.12
- Rent Roll: \$16,762.00

- Average Rent: \$188.34

Data for 0-3 (Pisgah View)

- Total Annual Income: \$1,503,879.00
- Average Annual Income: \$6,510.30
- Rent Roll: \$27,901.00
- Average Rent: \$120.78

Data for 0-5 (Erskine/Walton)

- Total Annual Income: \$1,319,392.00
- Average Annual Income: \$10,726.76
- Rent Roll: \$31,163.00
- Average Rent: \$253.36

Data for 0-6 (Aston Park Tower)

- Total Annual Income: \$1,203,455.00
- Average Annual Income: \$8,357.33
- Rent Roll: \$28,876.00
- Average Rent: \$200.53
- Total Residents: 152

Data for 0-8 (Livingston)

- Total Annual Income: \$1,733,603.00
- Average Annual Income: \$12,038.91
- Rent Roll: \$29,309.00
- Average Rent: \$203.53

Data for 0-9 (Deaerview)

- Total Annual Income: \$1,174,040.00
- Average Annual Income: \$7,879.46
- Rent Roll: \$23,590.00
- Average Rent: \$158.32

Data for 0-10 (Altamont)

- Total Annual Income: \$470,667.00
- Average Annual Income: \$9,605.45
- Rent Roll: \$11,412.00

- Average Rent: \$232.90

Data for 0-12 (Klondyke)

- Total Annual Income: \$1,338,756.00
- Average Annual Income: \$11,953.18
- Rent Roll: \$26,286.00
- Average Rent: \$234.70

Data for 0-19 (Project 19)

- Total Annual Income: \$446,684.00
- Average Annual Income: \$16,543.85
- Rent Roll: \$8,198.00
- Average Rent: \$303.63

Data for 1-4 (Hillcrest)

- Total Annual Income: \$1,998,361.00
- Average Annual Income: \$8,842.31
- Rent Roll: \$35,239.00
- Average Rent: \$155.92

Data for all Developments

- Total Annual Income: \$12,810,460.00
- Average Annual Income: \$9,130.76
- Rent Roll: \$261,254.00
- Average Rent: \$186.21

ATTACHMENT E

DECONCENTRATION PLAN

General:

The United States Congress enacted the Quality Housing and Work Responsibility Act (QHWRA) on October 21, 1998. In accordance with this act, the Asheville Housing Authority (AHA) proposes an admissions policy designed to provide for the deconcentration of poverty and income mixing. This will be accomplished by bringing higher income residents into lower income family developments. Lower income applicants are eligible to move into any development they choose. The Admissions and Continued Occupancy Policy (ACOP) of the AHA will be modified to achieve this goal and will incorporate this plan by reference.

Selection of Very Low Income Families:

The new act also requires AHA to ensure that of least 40 percent of all families admitted into public housing have incomes that do not exceed 30 percent of the area median. At the present time, nearly all of the public housing applicants have incomes at 30 percent or less of the median. Since the number of very low-income applicants is so high, file AHA does not feel it is necessary to have a special plan. However, the 40 percent requirement for all new public housing admissions will be monitored on a quarterly basis to ensure compliance.

Existing Conditions:

As per Exhibit A, higher income families that are defined by HUD as more than 115% of the total average income live at Livingston Heights and Klondyke Homes. Lower income families that are defined by HUD as less than 85% of the total average income live in Deaverview Apartments, Hillcrest Apartments, and Pisgah View Apartments.

Deconcentration Plan:

The existing conditions shown above present a considerable challenge to change housing patterns that have built up over many years.. The AHA will consider the introduction of the following incentives to help reverse these trends:

1. Once the current modernization for Erskine and Klondyke are completed, the first priority of AHA's modernization funds will be spent on Altamont, Deaverview, Hillcrest, Pisgah View, and Lee Walker Heights. The AHA will take measures to improve the interiors, make additional site improvements, and improve the exterior lighting to enhance the perception of safety.
2. The AHA is considering extra income disregards or permissive exclusions as permitted by the QHWRA. These will be in the following forms:
 - a. Exclude travel expenses in the amount of \$25 per week for household members employed fulltime.
 - ~~b.~~ Exclude \$2,000 of all income earned by the family.
3. The AHA will also increase its affirmative marketing for higher income applicants.
4. Incentive transfers will be offered to working families to move into Deaverview, Hillcrest, and Pisgah View. No incentive transfers will be allowed into Livingston and Klondyke.
5. Finally, the most powerful incentive is the utilization of the new rent structures required by the QHWRA. This will be an incentive to both new applicants and existing residents. The definitions of these rents are as follows:
 - a. Flat Rents: The law requires the AHA to establish a flat rent for each public housing unit. The flat rent must be based on the market value of the unit and designed so that it does not discourage families working towards economic self-sufficiency. A flat rent has been established for each site and unit type.
 - b. Ceiling Rents: The AHA has established ceiling rents for family housing of a reasonable rate but not less than 75 percent of the monthly cost to operate the housing.
 - c. Family Choice of Rent Amount: Each year, each public housing family may choose to have their rent based on the formula method or a flat amount as established by the AHA. For families electing the flat rent, the AHA will be required to reexamine the family's income at least once every three years.

B. The new ceiling rents will be used to entice working families to move to the lower income family developments. Lower income applicants are eligible to move into any development they choose.

Conclusion:

Over time, and for many reasons, lower income families have become concentrated in Deaverview, Hillcrest, and Pisgah View. The AHA needs to provide mixed income developments. This deconcentration plan and its incentives will begin to provide more socially and income balanced developments.

ATTACHMENT F

**HACA Annual Plan Summary of Priorities
Fiscal Year Beginning October 1, 2007**

Security:

- Continue coordination with Weed & Seed program in Pisgah View Apartments and explore options with the City for expanding that program to other developments.
- Implement CPTED measures in developments, including Hillcrest - installation of gate; Pisgah View - installation of cameras, review possible street closures, and develop improved garbage collection system; Lee Walker Heights - disposition of steep bank area and thinning of underbrush; Erskine/Walton, Livingston, and Deaverview - install high security streetlights; evaluate need for additional lighting in other developments; Aston Park Tower & Garden – implementation of security sign-in systems and close Garden entrance; review of security improvements at other developments.
- Continue improved information sharing with APD to arrest and/or evict residents involved in drugs or other crimes in the all HACA developments.
- Resolve issue of RMC managers being residents to reduce intimidation factor.
- Explore additional security measures in Aston Park, Altamont, and Bartlett Arms, including potential for keycard access systems to identify individuals entering the facilities and potential camera additions/upgrades in the garden apartments, at rear entrance to Bartlett and other locations.

Policies:

- Complete conversion to project-based management.
- Complete implementation of staffing and systems necessary to achieve and maintain vacancy rate at or below 3%.
- Revise Lease and Admission and Continued Occupancy Policies to clarify standards, implement project-based management, and encourage all residents to seek employment.
- Revise and enforce rent collection policies on a fair and consistent basis throughout all developments.
- Explore option of Housing Authority sponsored childcare facilities if other resources are determined to be insufficient.

Physical Improvements/Modernization:

- Get Klondyke units back online, except for 12 units undergoing modernization at any particular point in time; get other offline units back online wherever possible.
- Paint siding in Erskine/Walton and Livingston; install water fee reduction meters throughout developments; replace elevator at Aston Park Tower.
- Complete Phase 2 of PVA Building 16 project, and get two remaining units back online.

- Install compact fluorescent lights throughout all developments, when donations received.
- Identify a site and seek funding for a HOPE VI or similar redevelopment project.
- Install new manager office space at Altamont if sufficient funding is available.

ATTACHMENT G

Please refer to attached document NC007a03.

ATTACHMENT H

The HACA policies, objectives, and programs that serve the needs of victims of domestic violence, dating violence or stalking are as follows:

1. The HACA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under HACA's policies. Therefore, if HACA makes a determination to deny admission or continued occupancy to a family on the basis of an unfavorable history, the HACA will include in its notice of denial a statement of the protection against denial provided by the Domestic Violence Act and will offer the family the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the family is or has been a victim of domestic violence, dating violence or stalking.

CERTIFICATION OF DOMESTIC VIOLENCE OR STALKING

Date Delivered to resident _____

This form must be completed and returned by _____

(At least 14 business days after receipt by resident). If for some reason resident cannot complete this form by the date required, the resident must contact _____

_____ **at** _____.

TO BE COMPLETED BY RESIDENT:

Name of the victim of domestic violence, dating violence or stalking _____

Name(s) of resident(s) listed on the lease (if not the victim) : _____

Name of the perpetrator of the violence (if known): _____

If name of perpetrator is not known, explain why: _____

Relation to victim: _____

Certification of the violence (please check one):

Attached is a copy of a police report, [temporary or permanent restraining order], or [other] police or court order relating to the violence; OR

- Had the section below completed by a professional who helped me address the violence.

Signature _____ Date _____

TO BE COMPLETED BY VICTIM SERVICE PROVIDER, ATTORNEY OR MEDICAL PROFESSIONAL, ONLY IF VICTIM IS CERTIFYING THE VIOLENCE BY A STATEMENT:

This section may be completed by an employee, agent or volunteer of a victim service provider, attorney, or medical professional from whom the victim has sought assistance in addressing the violence or its effects.

Name of individual completing this section _____

What category best describes your position? attorney medical provider victim service provider.

Title _____ Agency/business name _____

Phone contact Information _____

Address _____

I hereby certify under penalty of perjury that the foregoing is true and correct and I believe that the incident(s) described above as a basis for eviction or housing termination are bona fide incidents of abuse.

Signature _____ Date _____

ATTACHMENT I

Policies Governing Eligibility, Selection and Admissions

The family must be notified in writing of the housing authority's decision to approve or deny an extension. The housing authority's decision to deny a request for an extension or the voucher term is not subject to an informal review [24 CFR 982.554©(4)].

Policy

The housing authority will automatically approve one 30-day extension upon written request from the family.

The housing authority will approve additional extensions only in the following circumstances:

It is necessary as a reasonable accommodation for a person with disabilities.

It is necessary due to reasons beyond the family's control, as determined by the housing authority. Following is a list of extenuating circumstances that the housing authority may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted:

Serious illness or death in the family

Other family emergency

Whether the family has already submitted requests for tenancy approval that were not approved by the housing authority

Whether family size or other special requirements make finding a unit difficult

Any request for an additional extension must include the reason(s) an additional extension is necessary. The housing authority may require the family to provide documentation to support the request.

All requests for extensions to the voucher term must be made in writing and submitted to the housing authority prior to the expiration date of the voucher (or extended term of the voucher).

The housing will decide whether to approve or deny an extension request within 10 business days of the date the request is received, and will immediately provide the family written notice of its decision.

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	470,964			
3	1408 Management Improvements	470,964			
4	1410 Administration	235,482			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,077,410			
11	1465.1 Dwelling Equipment— Nonexpendable	25,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	75,000			
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)	2,354,820			

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750107 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: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Asheville HA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: NC19P00750108 PHA FY: 2007	Work Statement for Year 3 FFY Grant: NC19P00750109 PHA FY: 2009	Work Statement for Year 4 FFY Grant: NC19P00750110 PHA FY: 2010	Work Statement for Year 5 FFY Grant: C19P007501011 PHA FY: 2011
	Annual Statement				
NC 7-1B		424,000			
NC 7-3		15,900			
NC 7-6		212,000	1,102,410	500,000	
NC 7-10		127,200			602,410
NC 7-12		323,310		602,410	500,000
PHA-Wide		1,252,410	1,252,410	1,252,410	1,252,410
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	470,964	470,964	457,449	457,449
3	1408 Management Improvements	470,964	470,964	116,765	116,765
4	1410 Administration	172,224	235,482	198	198
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	130,000	130,000	37,566	37,566
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000	75,000	-0-	-0-
10	1460 Dwelling Structures	570,818	356,742	-0-	-0-
11	1465.1 Dwelling Equipment— Nonexpendable	15,000	15,000	9,484	9,484
12	1470 Nondwelling Structures	374,850	525,668	-0-	-0-
13	1475 Nondwelling Equipment	75,000	75,000	-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 –	2,354,820	2,354,820	621,462	621,462

Annual Statement/Performance and Evaluation Report

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750106 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: 2)
 Performance and Evaluation Report for Period Ending: 03/31/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	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	31,015	31,015		
25	Amount of Line 21 Related to Security – Hard Costs	145,000	145,000		
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: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750106 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	
PHA-Wide	Site Improvements Sidewalks/Drainage	1450		75,000	75,000	-0-	-0-	pending
PHA-Wide	19-unit, Major Renov. Multi-Sites Ph. 1	1460		350,818	-0-	-0-	-0-	pending
PHA-Wide	Board Room, Sect 8, site offices Renov.	1470		-0-	62,818	-0-	-0-	pending
NC 7-6	Replace Roof - Residential Tower	1460		120,000	160,000	-0-	-0-	pending
	Replace Roof- Board Rm/Central Office	1470		137,850	137,850	-0-	-0-	pending
	Phase I, Ext. Repair (Est.\$1,507,000)	1460		661,974	-0-	-0-	-0-	pending
PHA-Wide	City—Req Meter Reduct. Phase I	1460		100,000	196,742	-0-	-0-	pending
PHA Wide	Operations	1406		470,964	470,964	457,449	457,449	ongoing
	Section 3 & Lawn Maintenance	1408		83,000	83,000	-0-	-0-	pending
	Computer Hardware/Software	1408		62,500	62,500	5,745	5,745	ongoing
	Employee Training	1408		11,000	11,000	-0-	-0-	pending
	Ergonomic Office Upgrades Phase III	1408		103,449	97,184	-0-	-0-	pending
	UNIX/Network Consultant	1408		35,000	41,265	21,965	21,965	ongoing
NC 7-3/7-4	Gates/Lights/Cameras/Monitoring	1408		176,015	176,015	89,055	89,055	ongoing
NC 7-3	Phase II Comm.Service Building Rehab	1470		237,000	325,000	-0-	-0-	pending
Administration	Inspection/Clerk of the Works	1410		77,224	77,224	198	198	ongoing
	Mod Coordinator	1410		30,000	35,000	-0-	-0-	pending
	Fee Accountant	1410		15,000	15,000	-0-	-0-	pending
	Scan Tech/I.T.	1410	2	50,000	50,000	-0-	-0-	pending
	Staff Architect	1410		58,258	58,258	-0-	-0-	pending

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750106 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	
	Maintenance Vehicles/Equipment	1475		56,500	75,000	-0-	-0-	pending
	Fees and Costs	1430		130,000	130,000	37,566	37,566	ongoing
	Appliance Replacement	1465.1		6,650	15,000	9,484	9,485	ongoing

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750105 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: 03-31-07 Final Performance and Evaluation Report

Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	503,203	503,203	503,203	503,203
3	1408 Management Improvements	503,203	503,203	243,814	243,814
4	1410 Administration	224,164	224,164	4,066	4,066
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	81,464	81,464	81,464	81,464
8	1440 Site Acquisition				
9	1450 Site Improvement	114,623	114,623	-0-	-0-
10	1460 Dwelling Structures	876,358	876,358	284,084	284,084
11	1465.1 Dwelling Equipment— Nonexpendable	6,650	6,650	5,330	5,330
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	175,000	175,000	161,981	161,981
14	1485 Demolition	23,750	23,750	21,955	21,955
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	7,600	7,600	-0-	-0-
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,516,015	2,516,015	1,305,897	1,305,897
22	Amount of line 21 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750105 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: 03-31-07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750105 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	
Klondyke	Interior Renovations	1460		559,778	524,491	259	259	pending
	Ranges	1465.1		6,650	6,650	5,330	5,330	ongoing
	Demolition (General)	1485		23,750	23,750	21,955	21,955	ongoing
	Relocation	1495.1		7,600	7,600	-0-	-0-	pending
PHA-Wide	Operations	1406		503,203	503,203	503,203	503,203	complete
	Ergonomic Office Upgrades Phase II	1408		100,000	100,000	97,012	97,012	ongoing
	UNIX/Network Consultant	1408		35,000	41,213	41,213	41,213	complete
	Resident Oppty Service Coordin.	1408		25,000	-0-	-0-	-0-	deleted
	Drug Elimination/Security Equip	1408		151,203	151,203	-0-	-0-	pending
	Section 3 & Lawn Maintenance	1408		100,000	78,500	78,500	78,500	complete
	Computer Hardware/Software	1408		75,000	115,287	20,309	20,309	ongoing
	Employee Training	1408		11,000	10,220	-0-	-0-	pending
	Maintenance Radios	1408		6,000	6,780	6,780	6,780	complete

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750105 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	
PHA Wide								
Administration	Staff Architect	1410		52,000	52,000	-0-	-0-	pending
	Inspection/Clerk of the Works	1410		77,164	77,164	4,066	4,066	ongoing
	Mod Coordinator	1410		30,000	30,000	-0-	-0-	pending
	Fee Accountant	1410		15,000	15,000	-0-	-0-	pending
	Scan Tech	1410	2	50,000	50,000	-0-	-0-	pending
	Fees and Costs	1430		81,464	81,464	81,464	81,464	complete
	Site Improvements Sidewalks/Drainage	1450		114,623	114,623	-0-	-0-	pending
	PHA Reroofing Project (As Need)	1460		240,330	205,043	164,250	164,250	ongoing
	Mod Employ O/H Costs	1460		100,000	146,824	119,575	119,575	ongoing
	Maintenance Vehicles/Equipment	1475		175,000	175,000	161,981	161,981	pending

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	448,328	448,328	448,328	448,328
3	1408 Management Improvements	215,997	215,997	215,997	205,132
4	1410 Administration	267,000	259,817	259,817	221,401
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	94,487	94,487	94,487	94,487
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	50,000	50,000	6,700
10	1460 Dwelling Structures	978,830	985,519	985,519	599,441
11	1465.1 Dwelling Equipment— Nonexpendable	11,200	11,654	11,654	11,654
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	77,147	77,187	77,187	77,187
14	1485 Demolition	85,853	85,853	85,853	5,639
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	12,800	12,800	12,800	-0-
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,241,642	2,241,642	2,241,642	1,669,969

Annual Statement/Performance and Evaluation Report

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750104 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: 03-31-07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750104 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	
Klondyke 7-12	Demolition	1485		85,853	85,853	85,853	5,639	ongoing
	Interior Renovations	1460		895,016	759,303	759,303	373,225	ongoing
	PHAS Physical Inspection Preparations	1460		-0-	122,354	122,354	122,354	complete
PHA-Wide	Operations	1406		448,328	448,328	448,328	448,328	complete
	Section 3 & Lawn Maintenance	1408		71,258	70,000	70,000	70,000	complete
	Computer Hardware/Software	1408		75,000	76,258	76,258	71,700	ongoing
	Employee Training	1408		9,739	9,739	9,739	3,432	ongoing
	Ergonomic Office Upgrades Ph 2	1408		60,000	60,000	60,000	60,000	complete
Administration	Dir. Of Const./Staff Architect	1410		52,000	74,001	74,001	62,633	ongoing
	Inspection/Clerk of the Works	1410		50,000	75,760	75,760	63,146	ongoing
	Mod Coordinator/ Accting	1410		50,000	12,959	12,959	12,959	complete
	Fee Accountant	1410		25,000	16,160	16,160	10,240	ongoing
	UNIX/Network Administrator	1410		40,000	40,000	40,000	40,000	complete
	Scan Tech	1410	2	50,000	40,937	40,937	32,422	ongoing
	Fees and Costs	1430		94,487	94,487	94,487	94,487	complete
	Site Improvements Sidewalks	1450		50,000	50,000	50,000	6,700	ongoing
	MOD Employ O/H Costs	1460		76,046	103,862	103,862	103,862	complete
	Dwelling Equipment-Appliances	1465		11,200	11,654	11,654	11,654	complete
	Administrative Vehicles	1475		75,000	77,187	77,187	77,187	complete

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	77,152	77,152	77,152	77,152
3	1408 Management Improvements	26,312	26,312	26,312	-0-
4	1410 Administration	25,000	25,000	25,000	25,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	225,696	250,896	250,896	134,319
11	1465.1 Dwelling Equipment— Nonexpendable	6,400	6,400	6,400	6,400
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	22,000	-0-	-0-	-0-
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3,200	-0-	-0-	-0-
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	385,760	385,760	385,760	242,871

Annual Statement/Performance and Evaluation Report

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750203 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:)
 Performance and Evaluation Report for Period Ending: 03-31-07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750203 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	
PHA-Wide	Operations	1406		77,152	77,152	77,152	77,152	complete
	Document Imaging System Phase II	1408		26,312	26,312	26,312	-0-	pending
	Scan-tech for resident file backlog	1410	1	25,000	25,000	25,000	25,000	complete
NC 7-12								
Klondyke	Demolition (General)	1485	8	10,000	-0-	-0-	-0-	pending
	Demolition (Asbestos Floor Abatement)	1485	8	12,000	-0-	-0-	-0-	pending
	Interior Renovations	1460	8	225,696	250,896	250,896	134,319	pending
	Ranges/Refrigerators	1465.1	8	6,400	6,400	6,400	6,400	pending
	Relocation	1495.1	8	3,200	-0-	-0-	-0-	pending

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-30-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	387,122	387,122	387,122	387,122
3	1408 Management Improvements	158,528	158,529	158,529	158,529
4	1410 Administration	251,204	251,204	251,204	251,204
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	49,990	49,990	49,990
8	1440 Site Acquisition				
9	1450 Site Improvement	18,296	18,296	18,296	18,296
10	1460 Dwelling Structures	831,226	633,517	633,517	633,517
11	1465.1 Dwelling Equipment— Nonexpendable	20,000	20,000	20,000	20,000
12	1470 Nondwelling Structures	204,200	272,408	272,408	24,372
13	1475 Nondwelling Equipment	139,324	139,286	139,286	139,286
14	1485 Demolition	66,340	5,259	5,259	5,259
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000	-0-	-0-	-0-
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,935,611	1,935,611	1,935,611	1,687,575

Annual Statement/Performance and Evaluation Report

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

PHA Name: Asheville Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P00750103 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:)
 Performance and Evaluation Report for Period Ending: 03-30-07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750103 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	
PHA-Wide	Site Improvements Sidewalks	1450		62,616	18,296	18,296	18,296	
NC 7-12	Demolition (General/Asbestos Abate)	1485	18	66,340	5,259	5,259	5,259	
	Renovations- Interior	1460	18	507,816	510,134	510,134	510,134	
	Ranges	1465.1	0	9,450	-0-	-0-	-0-	
	Refrigerators	1465.1	50	12,150	20,000	20,000	20,000	
	Resident's Council Moving Residents	1495.1	25	10,000	-0-	-0-	-0-	
NC 7-3	Bldg. 16 Renov. For "I Have a Dream"	1470	1	204,200	223,337	223,337	-0-	
PHA-Wide	HACA Central Offices Reconfig/Renov	1470	1	-0-	49,071	49,071	24,372	

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

PHA Name: Asheville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00750103 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	
PHA Wide								
	Resident's Council Lawn Maint.	1408		74,145	51,536	51,536	51,536	
	Computer Hardware/Software	1408		63,348	56,687	56,687	56,687	
	Surveillance Equipment	1408		-0-	42,106	42,106	42,106	
	Employee Training	1408		9,739	8,200	8,200	8,200	
	Administrative Vehicles	1475		139,324	139,286	139,286	139,286	
	Operations	1406		387,122	387,122	387,122	387,122	
	Administration							
	Dir. Of Const./Staff Architect	1410		52,000	-0-	-0-	-0-	
	Inspection/Clerk of the Works	1410		50,000	77,311	77,311	77,311	
	Mod Coordinator/ Accting	1410		50,000	53,233	53,233	53,233	
	Fee Accountant	1410		50,000	13,660	13,660	13,660	
	UNIX/Network Administrator	1410		40,000	57,000	57,000	57,000	
	Scan Tech	1410		25,000	50,000	50,000	50,000	
	Fees and Costs	1430		50,000	50,000	49,990	49,990	
	MOD Employ O/H Costs	1460		50,000	123,383	123,383	123,383	

