

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 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: City of Goldsboro Housing Authority
PHA Number: NC015

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1219
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 237

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)

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: ("THE GOLDSBORO HOUSING AUTHORITY WILL ENDEAVOR TO PARTNER WITH THE COMMUNITY TO PROVIDE DECENT, SAFE, AFFORDABLE HOUSING OPPORTUNITIES TO ITS CUSTOMERS BY PROVIDING EXCELLENT CUSTOMER SERVICE, A WELL MAINTAINED HOUSING STOCK, AND SELF-SUFFICIENCY OPPORTUNITIES FOR WILLING FAMILIES AND RESIDENTS.")

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) Extensive training for all GHA employees relative to key components of the PHAS system.

- Improve voucher management: (SEMAP score) 100 High Performer
- Increase customer satisfaction: To establish a quality control program for maintenance work orders to ensure the quality of work performed by maintenance staff is satisfactory. The Supervisory staff will inspect 1% random sample of work orders. Maintenance staff having deficiencies will be identified, counseled, and trained.

- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) We have established a quality control program for maintenance work orders to ensure the quality of work performed by maintenance staff is satisfactory. The Supervisory staff inspects 1% random sample of work orders. Maintenance staff having deficiencies will be identified, counseled, and trained. A new computer system has been installed but must be refined to allow easy access for the Data Specialist to sort out clusters of problems and identify capital needs projects.

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

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

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: We have budgeted for dead bolt locks in NC15-7 over the next 5 years.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability: To work with local agencies through cooperative agreements to provide self-sufficiency programs for residents.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

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**
- High Performer 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.

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 (nc015a01)
- FY 2005 Capital Fund Program Annual Statement
 - NC19PO15501-07 PE December 31, 2006 (nc015b01)
 - NC19PO15501-04 PE December 31, 2006 (nc015c01)
 - NC19PO15501-05 PE December 31, 2006 (nc015d01)
 - NC19PO15501-06 PE December 31, 2006 (nc015e01)
 - NC19RO15501-03 PE December 31, 2006 (nc015f01)
 - NC19PO15501-03 PE December 31, 2006 (nc015g01)
 - NC19RO15501-04 PE December 31, 2006 (nc015h01)
 - NC19RO15501-05 PE December 31, 2006 (nc015i01)
 - NC19PO15501-03 PE December 31, 2006 (nc015j01)
- 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 (nc015o01)
- List of Resident Board Member (nc015q01)
- Community Service Description of Implementation (nc015m01)
- Information on Pet Policy (nc015n01)
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable
- Statement of Progress in Meeting 5-Year Mission and Goals (nc015k01)
- Deconcentration and Income Mixing (nc015l01)
- Definition of Substantial Deviation and Significant Amendment (nc015r01)
- Voluntary Conversion Required Initial Assessment (nc015u01)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (nc015s01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (nc015p01)
- Other (List below, providing each attachment name)
 - Statement of Consistency with Consolidate Plan (nc015w01)
 - Narrative Statement ending December 2006 (nc015t01)

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
*	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
*	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
*	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
*	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
*	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
*	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
*	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
*	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
*	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
*	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
*	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
*	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
*	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
*	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
*	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
*	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
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
*	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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
	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
*	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
*	Follow Up Plan	Annual Plan
*	GHA Voluntary Conversion Required Initial Assessments	Annual Plan
*	Income Analysis of Public Housing Covered Developments	Annual Plan
*	Community Service Requirement Plan	Annual Plan
*	Pet Policy	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3060	3	NA	NA	NA	NA	NA
Income >30% but <=50% of AMI	2391	3	NA	NA	NA	NA	NA
Income >50% but <80% of AMI	3205	2	NA	NA	NA	NA	NA
Elderly	1941	3	NA	NA	NA	NA	NA
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA

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: 2006-2007
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	37		24%
Extremely low income <=30% AMI	23	62%	
Very low income (>30% but <=50% AMI)	10	27%	
Low income (>50% but <80% AMI)	4	11%	
Families with children	26	70%	

Housing Needs of Families on the Waiting List			
Elderly families	0	0	
Families with Disabilities	5	14%	
Race/ethnicity	Black 37	100%	
Race/ethnicity	White 0		
Race/ethnicity	Hispanic 0		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 48 months (last years plan showed 10 months, that was an error)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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	44		32%
Extremely low income <=30% AMI	26	59%	
Very low income (>30% but <=50% AMI)	15	34%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	3	7%	
Families with children	14	%	
Elderly families	1	0	
Families with Disabilities	19	%	
Race/ethnicity	Black 41	93%	
Race/ethnicity	White 3	7%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	30	68%	
2 BR	11	25%	
3 BR	3	7%	
4 BR	0		
5 BR	0		
5+ BR	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)
The GHA has 100 units designated for the elderly and continues to monitor data for increased number of elderly.

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 2007 grants)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
a) Public Housing Operating Fund	2,908,312.00	
b) Public Housing Capital Fund	1,889,873.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	999,238.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
CFP – OPERATING FUNDS	100,000.00	Public Housing Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	2,298,700.00	Public Housing Operations
4. Other income (list below)		Public Housing Operations
Investment Income	94,950.00	
Other Operating Income	100,510.00	
4. Non-federal sources (list below)		
Total resources	8,391,583.00	Public Housing Operations

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (When application is submitted and reverify at time of offer of a unit)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office

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

c. 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)

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, dating violence, or stalking
- 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)
Working families as allowed by the QWHRA of 1998

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Working families as allowed by the QWHRA of 1998

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)
The GHA hs published a Resident Handbook that is given out at lease up.

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:

NC015-1 Fairview, NC015-2 Lincoln, NC015-3 Fairview , NC015-4 Lincoln, NC015-5 Woodcrest, NC015-6 Elmwood, NC015-7 West Haven, NC015-8 Little Washington

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

Other (list policies and developments targeted below)

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
NC015-1 Fairview, NC015-2 Lincoln, NC015-3 Fairview , NC015-4 Lincoln,
NC015-5 Woodcrest, NC015-6 Elmwood, NC015-7 West Haven, NC015-8
Little Washington

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:
Little Washington (NC015-8)

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)
Previous Housing Record

(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)
Section 8 Office
1608 E. Holly Street
Goldsboro, NC 27530

(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:

An extension can be granted to new family members coming off the waiting list due to illness, death in the family, or the unit needing repairs.

(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, dating violence, or stalking
- 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)
Working families as allowed by the QWHRA of 1998.

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 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
- 1 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
Working families as allowed by the QWHRA of 1998.

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

NA

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 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:

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)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

The GHA is governed by a seven member board. The agency is organized under the executive director and four main divisions;

- ◆ Management. This division is responsible for the day-to-day operation of the agency's conventional public housing (1225 units). Departments included are: Occupancy; responsible for maintaining the waiting list, Maintenance; responsible for routine and emergency work order intake and routine and preventive maintenance, Housing Managers; responsible for rent collections and re-

certification. Also within this division is legal services, drug elimination and resident services.

- ◆ Section 8. This division is responsible for the agency’s leased-housing programs, the waiting list, annual reexaminations, unit inspections, and quality control.
- ◆ Finance and Administration. This division is responsible for all accounting, procurement, payroll and general services.
- ◆ Modernization. This division is responsible for the management of the agency’s capital program, from design to oversight of general contractors.

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	1177	390
Section 8 Vouchers	237	24
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

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)

The GHA Maintenance Policy ; included in this is:

- ◆ an emergency gas plan,
- ◆ extermination plan; that each unit is treated bi-annually and again weekly for follow-up and newly leased units(this is contracted out to other agencies),
- ◆ an inspection policy; that each unit is inspected annually
- ◆ a Quality Control Inspection Policy. The GHA has established a QCI Team of inspectors to inspect randomly selected units to ensure the quality of work performed, and that HQS standards are met. Any areas of deficiencies will be identified and responded to. The goal is to inspect 1% annually.

The Admissions & Continued Occupancy Policy

The Procurement Policy

The Personnel Policy

(2) Section 8 Management: (list below)

The Section 8 Administrative Plan

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)

Section 8 Office

1608 E. Holly Street

Goldsboro, NC. 27530

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 (state name) (nc015b01)

-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

-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:

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:

- 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: Lincoln Apartments 1b. Development (project) number: NC015002 and NC015004
2. Activity type: Demolition <input checked="" type="checkbox"/> We are considering partial demolition and or conversion of existing units to smaller bedroom sizes at Lincoln Homes NC015002 and NC015004 after a comprehensive study is completed to determine the demographics of housing needs of the residents and potential housing needs. Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 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: 2006 b. Projected end date of activity: 2010

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:	West Haven
1b. Development (project) number:	NC-15-7 ACC – A – 2071 03/08/1971
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> 100 units 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"/> ACC-A-2071 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(03/08/1971)</u>
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? ACC – A-2071 03/08/1971

6. Number of units affected:
 7. Coverage of action (select one)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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:	
1b. Development (project) number:	
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 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: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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 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? 12/05/2000

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)

--	--	--	--	--

(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		
Section 8		

- 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.

NA

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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

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

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

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

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)]

The GHA has developed and adopted a pet policy following regulations of the Final Rule and is currently enforcing that policy.

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)
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) (nc015p01)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (City of Goldsboro)
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)

The Consolidated Plan and the PHA Plan both strive to provide safe, sanitary and decent housing. Both plans meet the priority to provide low-income households with affordable housing. The PHA has partnered with the City to develop homeownership opportunities for low-income persons

D. Other Information Required by HUD

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

VAWA

Goldsboro Housing will comply with all legal requirements imposed by VAWA and provide housing opportunities for victims of domestic violence, dating violence, or stalking. Goldsboro Housing Authority will collaborate with law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking.

Asset Management – Project Based Accounting

GHA is complying with regulations regarding Project Based Accounting and Asset Management

Attachments

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

PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF GOLDSBORO, N.C.

DECONCENTRATION PLAN

After performing an analysis of relative tenant incomes and household incomes of census tracts, the results indicate a successful mix of income levels achieved throughout. This has been accomplished through careful applicant placement efforts as well as an aggressive maintenance plan (See Maintenance Plan) to elevate standards of apartment preparation. This includes a corresponding budget commitment which funds the significant repairs required during unit turnover. Our plans are to continue this commitment as budget allows. Additionally, we have a comprehensive renovation plan (See Capital Fund) in place which is targeting distressed developments in an attempt to make the units competitive with the private market stock. We expect that this will attract higher income families so that we can mix higher income levels with the predominantly low income levels already in our public housing profile. Implementation of ceiling rents proved to be beneficial in our goals to attract higher income families. We transitioned ceiling rents to flat rents beginning with fiscal year 2003. Based on the success of our current approach to income-mixing, we have no plans to implement an incentive program at this time other than continuing a preference for working families.

Likewise, our Section 8 program has been successful in achieving a mix of tenant income levels. Our plan to continue the process will be improved by establishing a Payment Standard equal to 110% of Fair Market rent. This will attract new landlords from a variety of areas to further disperse concentration of low income housing. We anticipate that it will also provide an influx of units that will offer improved amenities to attract higher income families since the payment standard allows for higher rents.

INCOME ANALYSIS SUMMARY FOR LOW RENT AND SECTION 8

LOW RENT PROJECT NO.	Below 30%	Between 30 – 50%	Above 50%
01	73%	19%	8%
02	75%	14%	11%
03	74%	20%	6%
04	73%	17%	10%
05	75%	18%	7%
06	75%	18%	6%
07	71%	16%	13%
08	43%	31%	26%
PHA-WIDE AVG.	67%	21%	12%
SECTION 8	67%	25%	8%

Annual Statement /Performance and Evaluation Report

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number	<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending
<input type="checkbox"/> Final Performance and Evaluation Report			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 21)	100,000.00			
3	1408 Management Improvements	191,901.00			
4	1410 Administration	178,549.00			
5	1411 Audit	5,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	50,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	22,000.00			
10	1460 Dwelling Structures	939,736.00			
11	1465.1 Dwelling Equipment - Nonexpendable	9,075.00			
12	1470 Nondwelling Structures	5,000.00			
13	1475 Nondwelling Equipment	35,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	6,800.00			
18	1499 Development Activities	420,000.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency (May not exceed 8% of line 21)	20,205.00			
21	Amount of Annual Grant (Sum of lines 2-20)	1,983,266.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 Compliance	0.00			
24	Amount of line 21 Related to Security - Soft Cost	0.00			
25	Amount of line 21 Related to Security - Hard Cost	0.00			
26	Amount of line 21 Related to Energy Conservation Measures	0.00			

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-1 FAIRVIEW	Sitework	1450	L.S.	3,000.00				
	Sitework/Utility Renovations gas/water/sewer	1450	L.S.	0.00				
NC 15-2 LINCOLN	Comprehensive Renovations Ranges	1460	15 du.	780,136.00				
	Refrigerators	1465	15 du.	3,945.00				
	Relocation	1465	15 du.	5,130.00				
	Sitework/Utilities Upgrade	1495	L.S.	6,800.00				
	Sitework	1450		0.00				
	Sitework	1450	L.S.	5,000.00				
NC 15-3 FAIRVIEW	Sitework	1450	L.S.	3,000.00				
	Roof Replacement	1460	115 du.	0.00				
NC 15-4 LINCOLN	Sitework/Utilities Upgrade	1450		0.00				
NC 15-5 WOODCREST	Sitework	1450	L.S.	5,000.00				
NC 15-6 ELMWOOD	Sitework	1450	L.S.	1,000.00				
	Demolition Activities	1485		0.00				
	Development -New Construction	1499	3 du.	420,000.00				
NC 15-7 WEST HAVEN	Sitework	1450	L.S.	5,000.00				
FAIRVIEW EAST	HVAC/Water Heater Installation	1460	18 du.	45,000.00				

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

PHA Name			Grant Type and Number				Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.: NC19PO1550107 Replacement Housing Factor Grant No:				2007	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-8	HVAC/Water Heater Installation	1460		0.00				
LITTLE WASHINGTON	Entry/Interior Door/Hardware	1460		0.00				
PHA WIDE NONDWELL EQUIPMENT	Auto Equipment	1475		25,000.00				
	Computer Upgrade	1475		5,000.00				
	Office & Maintenance Equipment	1475		5,000.00				
PHA WIDE	Operations	1406		100,000.00				
	Resident Management Training/ Assist Resident Groups	1408		0.00				
	Employee Training	1408		5,000.00				
	Consult Computer Conversion	1408		0.00				
	Computer Software	1408		10,000.00				
	Salary - Police	1408		0.00				
	Manager Informations System	1408		40,310.00				
	Fringe Benefits	1408		5,000.00				
	Management Improvement	1408		131,591.00				
	Sitework - Service Center	1450		0.00				
	Service Center Renovatons	1470		5,000.00				
	Debt Service	1501		0.00				

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE	Administrative Salaries	1410		156,237.00				
	Benefits	1410		20,312.00				
	Sundry	1410		2,000.00				
	Audit	1411		5,000.00				
	Fees/Costs	1430		25,000.00				
	Fees/Costs/ Engineering Study	1430		25,000.00				
	Contingency	1502		20,205.00				
	Fringe Benefits	1460		114,600.00				
	Fringe Benefits	1450		0.00				
PHA WIDE								
DWELL EQUIP	Ranges	1465		0.00				
	Refrigerators	1465		0.00				
				1,983,266.00				



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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-1 FAIRVIEW	7/18/2008			7/18/2010			
NC 15-2 LINCOLN	7/18/2008			7/18/2010			
NC 15-3 FAIRVIEW	7/18/2008			7/18/2010			
NC 15-4 LINCOLN	7/18/2008			7/18/2010			
NC 15-5 WOODCREST	7/18/2008			7/18/2010			
NC 15-6 ELMWOOD	7/18/2008			7/18/2010			
NC 15-7 WEST HAVEN	7/18/2008			7/18/2010			
NC 15-8 LITTLE WASHINGTON	7/18/2008			7/18/2010			

Annual Statement /Performance and Evaluation Report

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/31/2006
<input type="checkbox"/> Final Performance and Evaluation Report				

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 21)	100,000.00	100,000.00	100,000.00	100,000.00
3	1408 Management Improvements	210,701.32	210,701.32	210,701.44	189,845.26
4	1410 Administration	186,939.25	186,939.25	186,926.43	186,926.43
5	1411 Audit	2,300.00	2,300.00	2,300.00	2,300.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	49,182.72	49,182.72	49,182.72	49,182.72
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	102,852.39	102,852.39	102,852.39	69,915.99
10	1460 Dwelling Structures	1,334,419.43	1,334,419.43	1,336,136.47	1,267,099.53
11	1465.1 Dwelling Equipment - Nonexpendable	13,435.71	13,435.71	13,435.71	13,435.71
12	1470 Nondwelling Structures	13,806.82	13,806.82	13,806.82	13,806.82
13	1475 Nondwelling Equipment	39,183.36	39,183.36	37,479.02	37,479.02
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency (May not exceed 8% of line 21)	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	2,052,821.00	2,052,821.00	2,052,821.00	1,929,991.48
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Cost	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Cost	125,000.00	3,523.16	3,523.16	3,523.16
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name Housing Authority of the City of Goldsboro				Grant Type and Number Capital Fund Program Grant No.: NC19PO1550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-1 FAIRVIEW	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
	Sitework/Utility Renovations gas/water/sewer	1450	L.S.	0.00	0.00	0.00	0.00	
	Admin Office Renovation	1470	L.S.	7,350.36	7,350.36	7,350.36	7,350.36	Complete
	Center/Alarm System	1470	L.S.	0.00	0.00	0.00	0.00	
NC 15-2 LINCOLN	Sitework	1450	L.S.	1,871.05	1,871.05	1,871.05	1,871.05	Complete
	Comprehensive Renovations	1460	L.S.	146,455.06	146,455.06	123,582.38	116,038.35	In Progress
NC 15-3 FAIRVIEW	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
NC 15-4 LINCOLN	Sitework	1450	L.S.	387.23	387.23	387.23	387.23	Complete
	Sitework - fence installation	1450	L.S.	55,831.00	55,831.00	55,831.00	22,894.60	In Progress
NC 15-5 WOODCREST	Sitework	1450	L.S.	237.08	237.08	237.08	237.08	Complete
	Roof Replacement	1460	75 du	163,079.70	163,079.70	164,364.75	140,047.95	In Progress
NC 15-6 ELMWOOD	Comprehensive Renovations	1460	21 du	563,065.07	563,065.07	565,338.57	565,338.57	Complete
	Relocation Cost	1495	L.S.	0.00	0.00	0.00	0.00	
	Ranges	1465	21 du	0.00	0.00	0.00	0.00	
	Refrigerators	1465	21 du	4,131.96	4,131.96	4,131.96	4,131.96	Complete
	Sitework	1450	L.S.	37,714.89	37,714.89	37,714.89	37,714.89	Complete
	Roof Replacement	1460	139 du	283,969.30	283,969.30	278,674.21	241,498.10	In Progress

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

PHA Name			Grant Type and Number				Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.: NC19PO1550104 Replacement Housing Factor Grant No:				2004	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-7								
WEST HAVEN	Sitework	1450	L.S.	4,931.80	4,931.80	4,931.80	4,931.80	Complete
FAIRVIEW EAST	Entrance Door/Hardware	1460	300 du	3,523.16	3,523.16	3,523.16	3,523.16	Complete
	Kitchen Renovations	1460	0	0.00	0.00	0.00	0.00	
	Heating System Changeouts (Shifted to NC19P015501-05)	1460	65 du.	0.00	0.00	0.00	0.00	
	Ranges	1465		0.00	0.00			
	Laundromat	1470	L.S.	930.76	930.76	930.76	930.76	Complete
NC 15-8								
LITTLE	Heating System Changeouts (Shifted to NC19P015501-05)	1460	50 du.	0.00	0.00	0.00	0.00	
WASHINGTON	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
	Floor Tile Replacement	1460	50 du.	0.00	0.00	0.00	0.00	
PHA WIDE	Auto Equipment	1475		0.00	0.00	0.00	0.00	
NONDWELL	Computer Upgrade	1475		24,240.10	24,240.10	24,237.06	24,237.06	Complete
EQUIPMENT	Office & Maintenance Equipment	1475		14,943.26	14,943.26	13,241.96	13,241.96	Complete
	MOD Shop Electrical Upgrade	1470		5,525.70	5,525.70	5,525.70	5,525.70	Complete
PHA WIDE	Operations	1406		100,000.00	100,000.00	100,000.00	100,000.00	Complete
	Resident Management Training/ Assist Resident Groups	1408		0.00	0.00	0.00	0.00	
	Employee Training	1408		2,211.76	2,211.76	2,211.76	2,211.76	Complete
	Consult Computer Conversion	1408		10,100.00	10,100.00	10,100.00	10,100.00	Complete
	Computer Software	1408		800.00	800.00	800.00	800.00	Complete
	Salary - Police	1408		0.00	0.00	0.00	0.00	
	Manager Informations System	1408		82,823.08	82,823.08	82,823.20	61,967.02	Under Contract
	Fringe Benefits	1408		33,625.62	33,625.62	33,625.62	33,625.62	Complete
	Management Improvement	1408		81,140.86	81,140.86	81,140.86	81,140.86	Complete
	Fringe Benefits - Uniforms	1460		956.25	956.25	956.25	956.25	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 Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE	Administrative Salaries	1410		131,517.64	131,517.64	131,517.64	131,517.64	Complete
	Benefits	1410		53,954.82	53,954.82	53,954.82	53,954.82	Complete
	Sundry	1410		1,466.79	1,466.79	1,453.97	1,453.97	Complete
	Audit	1411		2,300.00	2,300.00	2,300.00	2,300.00	Complete
	Fees/Costs	1430		49,182.72	49,182.72	49,182.72	49,182.72	Complete
	Fees/Costs/ Engineering Study	1430		0.00	0.00	0.00	0.00	
	Contingency	1502		0.00	0.00	0.00	0.00	
	Fringe Benefits	1460		173,370.89	173,370.89	199,697.15	199,697.15	In Progress
	Fringe Benefits	1450		1,879.34	1,879.34	1,879.34	1,879.34	Complete
PHA WIDE DWELL EQUIP	Ranges	1465		0.00	0.00	0.00	0.00	
	Refrigerators	1465		9,303.75	9,303.75	9,303.75	9,303.75	Complete
				2,052,821.00	2,052,821.00	2,052,821.00	1,929,991.48	



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

PHA Name			Grant Type and Number			Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.: NC19PO1550104 Replacement Housing Factor Grant No:			2004	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-1 FAIRVIEW	Sep-06		Jun-06	Sep-08		Jun-06	
NC 15-2 LINCOLN	Sep-06		Sep-06	Sep-08			
NC 15-3 FAIRVIEW	Sep-06		N/A	Sep-08			
NC 15-4 LINCOLN	Sep-06		Jun-06	Sep-08			
NC 15-5 WOODCREST	Sep-06		Jun-06	Sep-08			
NC 15-6 ELMWOOD	Sep-06		Sep-06	Sep-08			
NC 15-7 WEST HAVEN	Sep-06		Sep-06	Sep-08		Sep-06	
NC 15-8 LITTLE WASHINGTON	Sep-06		Jun-06	Sep-08		Jun-06	

Annual Statement /Performance and Evaluation Report

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/31/2006
<input type="checkbox"/> Final Performance and Evaluation Report				

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	414.86	414.86	280.19	280.19
2	1406 Operations (May not exceed 10% of line 21)	100,000.00	100,000.00	100,000.00	100,000.00
3	1408 Management Improvements	151,000.00	151,000.00	148,531.37	148,531.37
4	1410 Administration	192,500.00	192,500.00	169,498.91	169,498.91
5	1411 Audit	3,000.00	3,000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	80,000.00	80,000.00	34,120.68	34,120.68
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	92,000.00	92,000.00	15,074.77	15,074.77
10	1460 Dwelling Structures	1,278,229.00	1,278,229.00	685,957.55	598,787.85
11	1465.1 Dwelling Equipment - Nonexpendable	9,075.00	9,075.00	0.00	0.00
12	1470 Nondwelling Structures	20,000.00	20,000.00	0.00	0.00
13	1475 Nondwelling Equipment	105,000.00	105,000.00	53,509.47	52,986.75
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	10,000.00	10,000.00	11,510.30	11,510.30
18	1499 Development Activities	132,142.00	132,142.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency (May not exceed 8% of line 21)	8,886.00	8,886.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	2,181,832.00	2,181,832.00	1,218,203.05	1,130,510.63
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Cost	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Cost	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name				Grant Type and Number				Federal FY of Grant:
Housing Authority of the City of Goldsboro				Capital Fund Program Grant No.: NC19PO1550105				2005
				Replacement Housing Factor Grant No:				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-1 FAIRVIEW	Sitework	1450	L.S.	5,000.00	5,000.00	0.00	0.00	
	Sitework/Utility Renovations gas/water/sewer	1450	L.S.	20,000.00	20,000.00	0.00	0.00	
	Admin Bldg-Maintenance Shop Renovations/Shelter	1470	L.S.	5,000.00	5,000.00	0.00	0.00	
NC 15-2 LINCOLN	Comprehensive Renovations Ranges	1460	15 du.	750,000.00	750,000.00	563,350.70	476,219.38	In Progress
	Refrigerators	1465	15 du.	3,945.00	3,945.00	0.00	0.00	
	Relocation	1465	15 du.	5,130.00	5,130.00	0.00	0.00	
	Relocation	1495	L.S.	10,000.00	10,000.00	11,510.30	11,510.30	In Progress
	Sitework	1450	L.S.	5,000.00	5,000.00	0.00	0.00	
	Admin Bldg-Maintenance Shop Renovations/Shelter	1470	L.S.	5,000.00	5,000.00	0.00	0.00	
NC 15-3 FAIRVIEW	Sitework	1450	L.S.	5,000.00	5,000.00	0.00	0.00	
NC 15-4 LINCOLN	Sitework	1450	L.S.	5,000.00	5,000.00	0.00	0.00	
	Sitework - Fence Installation	1450	L.S.	15,000.00	15,000.00	7,610.43	7,610.43	In Progress
NC 15-5 WOODCREST	Sitework	1450	L.S.	20,000.00	20,000.00	0.00	0.00	
	Roof Replacement	1460	L.S.	0.00	0.00	0.00	0.00	
	Ext Trim/General Ext Cleaning	1460	75 du.	0.00	0.00	0.00	0.00	
NC 15-6 ELMWOOD	Roof Replacement	1460	139 du.	0.00	0.00	0.00	0.00	
	Sitework	1450	L.S.	10,000.00	10,000.00	3,355.94	3,355.94	In Progress
	Development -New Construction	1499		132,142.00	132,142.00	0.00	0.00	
	Comprehensive Renovations	1460	L.S.	0.00	0.00	81.41	81.41	

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

PHA Name				Grant Type and Number				Federal FY of Grant:
Housing Authority of the City of Goldsboro				Capital Fund Program Grant No.: NC19PO1550105				2005
				Replacement Housing Factor Grant No:				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-7 WEST HAVEN	Sitework	1450	L.S.	5,000.00	5,000.00	3,385.25	3,385.25	In Progress
FAIRVIEW EAST	HVAC/Water Heater Installation	1460	32 du.	240,000.00	240,000.00	0.00	0.00	Pending
	Admin Bldg-Maintenance Shop Renovations/Shelter	1470	L.S.	5,000.00	5,000.00	0.00	0.00	Pending
NC 15-8 LITTLE	HVAC/Water Heater Installation	1460	50 du.	120,954.00	120,954.00	0.00	0.00	Pending
	Entrance Door/Hardware	1460		0.00	0.00	0.00	0.00	
WASHINGTON	Admin Bldg-Maintenance Shop Renovations/Shelter	1470	L.S.	5,000.00	5,000.00	0.00	0.00	Pending
PHA WIDE	Auto Equipment	1475	L.S.	35,000.00	35,000.00	0.00	0.00	Pending
NONDWELL	Computer Upgrade	1475	L.S.	10,000.00	10,000.00	2,412.80	2,412.80	In Progress
EQUIPMENT	Office & Maintenance Equipment	1475	L.S.	60,000.00	60,000.00	51,096.67	50,573.95	In Progress
PHA WIDE	Operations	1406	L.S.	100,000.00	100,000.00	100,000.00	100,000.00	Complete
	Resident Management Training/ Assist Resident Groups	1408	L.S.	0.00	0.00	0.00	0.00	
	Employee Training	1408	L.S.	5,000.00	5,000.00	1,521.50	1,521.50	In Progress
	Consult Computer Conversion	1408	L.S.	20,000.00	20,000.00	2,775.00	2,775.00	In Progress
	Computer Software	1408	L.S.	10,000.00	10,000.00	16,946.14	16,946.14	To Be Revised
	Salary - Police	1408	L.S.	0.00	0.00			
	Manager Informations System	1408	L.S.	0.00	0.00			
	Fringe Benefits	1408	L.S.	34,000.00	34,000.00	38,313.38	38,313.38	In Progress
	Management Improvement	1408	L.S.	82,000.00	82,000.00	88,975.35	88,975.35	In Progress

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

Part II: Supporting Pages

PHA Name				Grant Type and Number				Federal FY of Grant:
Housing Authority of the City of Goldsboro				Capital Fund Program Grant No.: NC19PO1550105				2005
				Replacement Housing Factor Grant No:				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE	Administrative Salaries	1410	L.S.	135,000.00	135,000.00	120,023.60	120,023.60	In Progress
	Benefits	1410	L.S.	54,000.00	54,000.00	46,828.22	46,828.22	In Progress
	Sundry	1410	L.S.	3,500.00	3,500.00	2,647.09	2,647.09	In Progress
	Audit	1411	L.S.	3,000.00	3,000.00	0.00	0.00	Pending
	Fees/Costs	1430	L.S.	80,000.00	80,000.00	34,120.68	34,120.68	In Progress
	Fees/Costs/ Engineering Study	1430	L.S.	0.00	0.00			
	Contingency	1502	L.S.	8,886.00	8,886.00	0.00	0.00	
	Fringe Benefits	1460	L.S.	166,175.00	166,175.00	121,930.27	121,930.27	In Progress
	Fringe Benefits	1450	L.S.	2,000.00	2,000.00	723.15	723.15	In Progress
	Fringe Benefits - Uniforms	1460	L.S.	1,100.00	1,100.00	595.17	556.79	In Progress
PHA WIDE DWELL EQUIP	Ranges	1465		0.00	0.00	0.00	0.00	
	Refrigerators	1465	\	0.00	0.00	0.00	0.00	
				2,181,832.00	2,181,832.00	1,218,203.05	1,130,510.63	
	NON CGP FUNDS - INSURANCE	1475		414.86	414.86	280.19	280.19	

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

PHA Name			Grant Type and Number			Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.: NC19PO1550105 Replacement Housing Factor Grant No:			2005	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-1 FAIRVIEW	Aug-07			Aug-09			
NC 15-2 LINCOLN	Aug-07			Aug-09			
NC 15-3 FAIRVIEW	Aug-07			Aug-09			
NC 15-4 LINCOLN	Aug-07			Aug-09			
NC 15-5 WOODCREST	Aug-07			Aug-09			
NC 15-6 ELMWOOD	Aug-07			Aug-09			
NC 15-7 WEST HAVEN	Aug-07			Aug-09			
NC 15-8 LITTLE WASHINGTON	Aug-07			Aug-09			

Annual Statement /Performance and Evaluation Report

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/31/06
<input type="checkbox"/> Final Performance and Evaluation Report				

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 10% of line 21)	100,000.00	100,000.00	100,000.00	100,000.00
3	1408	Management Improvements	185,290.00	185,290.00	0.00	0.00
4	1410	Administration	178,549.00	178,549.00	0.00	0.00
5	1411	Audit	5,000.00	5,000.00	0.00	0.00
6	1415	Liquidated Damages	0.00	0.00	0.00	0.00
7	1430	Fees and Costs	50,000.00	50,000.00	0.00	0.00
8	1440	Site Acquisition	0.00	0.00	0.00	0.00
9	1450	Site Improvement	41,000.00	41,000.00	0.00	0.00
10	1460	Dwelling Structures	1,011,034.00	1,011,034.00	0.00	0.00
11	1465.1	Dwelling Equipment - Nonexpendable	9,075.00	9,075.00	0.00	0.00
12	1470	Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475	Nondwelling Equipment	33,000.00	33,000.00	0.00	0.00
14	1485	Demolition	10,000.00	10,000.00	0.00	0.00
15	1490	Replacement Reserve	0.00	0.00	0.00	0.00
16	1492	Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1	Relocation Costs	5,113.00	5,113.00	0.00	0.00
18	1499	Development Activities	330,000.00	330,000.00	0.00	0.00
19	1501	Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502	Contingency (May not exceed 8% of line 21)	25,205.00	25,205.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)		1,983,266.00	1,983,266.00	100,000.00	100,000.00
22	Amount of line 21 Related to LBP Activities		0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance		0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Cost		0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Cost		0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures		0.00	0.00	0.00	0.00

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2) To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name Housing Authority of the City of Goldsboro				Grant Type and Number Capital Fund Program Grant No.: NC19PO1550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-1 FAIRVIEW	Sitework	1450	L.S.	3,000.00	3,000.00	0.00	0.00	Pending
	Sitework/Utility Renovations gas/water/sewer	1450	L.S.	0.00	0.00			
	Maintenance Workshop	1470	L.S.	0.00	0.00			
NC 15-2 LINCOLN	Comprehensive Renovations Ranges	1460	15 du.	750,000.00	750,000.00	0.00	0.00	Pending
	Refrigerators	1465	15 du.	3,945.00	3,945.00	0.00	0.00	Pending
	Relocation	1465	15 du.	5,130.00	5,130.00	0.00	0.00	Pending
	Sitework/Utilities Upgrade	1495	L.S.	5,113.00	5,113.00	0.00	0.00	Pending
	Maintenance Workshop	1450	L.S.	10,000.00	10,000.00	0.00	0.00	Pending
		1470		0.00	0.00	0.00	0.00	
NC 15-3 FAIRVIEW	Sitework	1450	L.S.	3,000.00	3,000.00	0.00	0.00	Pending
	Roof Replacement	1460	115 du.	101,434.00	101,434.00	0.00	0.00	Pending
NC 15-4 LINCOLN	Sitework/Utilities Upgrade	1450	L.S.	10,000.00	10,000.00	0.00	0.00	Pending
NC 15-5 WOODCREST	Sitework	1450	L.S.	5,000.00	5,000.00	0.00	0.00	Pending
	Maintenance Workshop	1470		0.00	0.00	0.00	0.00	
NC 15-6 ELMWOOD	Roof Replacement	1460	139 du.	0.00	0.00	0.00	0.00	
	Sitework	1450	L.S.	5,000.00	5,000.00	0.00	0.00	Pending
	Demolition Activities	1485	7 du.	10,000.00	10,000.00	0.00	0.00	Pending
	Development -New Construction	1499	7 du.	330,000.00	330,000.00	0.00	0.00	Pending
	Maintenance Workshop	1470		0.00	0.00	0.00	0.00	
NC 15-7 WEST HAVEN	Sitework	1450	L.S.	5,000.00	5,000.00	0.00	0.00	Pending
FAIRVIEW EAST	HVAC/Water Heater Installation	1460	18 du.	45,000.00	45,000.00	0.00	0.00	Pending
	Maintenance Workshop	1470		0.00	0.00	0.00	0.00	

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

PHA Name			Grant Type and Number				Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.: NC19PO1550106 Replacement Housing Factor Grant No:				2006	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-8	HVAC/Water Heater Installation	1460		0.00	0.00	0.00	0.00	
LITTLE	Entry/Interior Door/Hardware	1460		0.00	0.00	0.00	0.00	
WASHINGTON	Maintenance Workshop	1470		0.00	0.00	0.00	0.00	
PHA WIDE	Auto Equipment	1475		25,000.00	25,000.00	0.00	0.00	Pending
NONDWELL	Computer Upgrade	1475		5,000.00	5,000.00	0.00	0.00	Pending
EQUIPMENT	Office & Maintenance Equipment	1475		3,000.00	3,000.00	0.00	0.00	Pending
PHA WIDE	Operations	1406		100,000.00	100,000.00	100,000.00	100,000.00	Completed
	Resident Management Training/ Assist Resident Groups	1408		0.00	0.00	0.00	0.00	
	Employee Training	1408		5,000.00	5,000.00	0.00	0.00	Pending
	Consult Computer Conversion	1408		0.00	0.00	0.00	0.00	
	Computer Software	1408		10,000.00	10,000.00	0.00	0.00	Pending
	Salary - Police	1408		0.00	0.00	0.00	0.00	
	Manager Informations System	1408		38,760.00	38,760.00	0.00	0.00	Pending
	Fringe Benefits	1408		5,000.00	5,000.00	0.00	0.00	Pending
	Management Improvement	1408		126,530.00	126,530.00	0.00	0.00	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 Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE	Administrative Salaries	1410		156,237.00	156,237.00	0.00	0.00	Pending
	Benefits	1410		20,312.00	20,312.00	0.00	0.00	Pending
	Sundry	1410		2,000.00	2,000.00	0.00	0.00	Pending
	Audit	1411		5,000.00	5,000.00	0.00	0.00	Pending
	Fees/Costs	1430		25,000.00	25,000.00	0.00	0.00	Pending
	Fees/Costs/ Engineering Study	1430		25,000.00	25,000.00	0.00	0.00	Pending
	Contingency	1502		25,205.00	25,205.00	0.00	0.00	Pending
	Fringe Benefits	1460		114,600.00	114,600.00	0.00	0.00	Pending
	Fringe Benefits	1450		0.00	0.00	0.00	0.00	
PHA WIDE						0.00	0.00	
DWELL EQUIP	Ranges	1465		0.00	0.00	0.00	0.00	
	Refrigerators	1465		0.00	0.00	0.00	0.00	
				1,983,266.00	1,983,266.00	100,000.00	100,000.00	

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

PHA Name			Grant Type and Number			Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.: NC19PO1550106 Replacement Housing Factor Grant No:			2006	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-1 FAIRVIEW	7/18/2008			7/18/2010			
NC 15-2 LINCOLN	7/18/2008			7/18/2010			
NC 15-3 FAIRVIEW	7/18/2008			7/18/2010			
NC 15-4 LINCOLN	7/18/2008			7/18/2010			
NC 15-5 WOODCREST	7/18/2008			7/18/2010			
NC 15-6 ELMWOOD	7/18/2008			7/18/2010			
NC 15-7 WEST HAVEN	7/18/2008			7/18/2010			
NC 15-8 LITTLE WASHINGTON	7/18/2008			7/18/2010			

Annual Statement /Performance and Evaluation Report

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550103	Federal FY of Grant: 2003
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision N	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/31/2006
<input type="checkbox"/> Final Performance and Evaluation Report				

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 21)	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 5,953.00	\$ 5,953.00	\$ 5,953.00	\$ 5,953.00
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency (May not exceed 8% of line 21)	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 5,953.00	\$ 5,953.00	\$ 5,953.00	\$ 5,953.00
22	Amount of line 21 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 21 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
24	Amount of line 21 Related to Security - Soft Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 21 Related to Security - Hard Costs	\$ -	\$ -	\$ -	\$ -
26	Amount of line 21 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837 (10/96)

2) To be completed for the Performance and Evaluation Report.

ref Handbook 7485.3

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

Part II: Supporting Pages

PHA Name Housing Authority of the City of Goldsboro				Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550103				Federal FY of Grant: 2003
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC15-6 Elmwood	Replacement Housing Development Activities	1490	L.S.	0	0			Complete
		1499	3 du.	5,953	5,953	5,953	5,953	
				5,953	5,953	5,953	5,953	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837 (10/96)

2) To be completed for the Performance and Evaluation Report.

ref Handbook 7485.3

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

PHA Name Housing Authority of the City of Goldsboro			Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550103			Federal FY of Grant: 2003	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-6 ELMWOOD	Sept 30, 2006		Sept 30, 2006	Sept 30, 2008		Nov 30, 2006	

Annual Statement /Performance and Evaluation Report

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/31/2006
<input type="checkbox"/> Final Performance and Evaluation Report				

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	1,384.59	1,384.59	1,384.59	1,384.59
2	1406 Operations (May not exceed 10% of line 21)	100,000.00	100,000.00	100,000.00	100,000.00
3	1408 Management Improvements	75,201.18	75,201.18	75,201.18	75,201.18
4	1410 Administration	174,953.20	174,953.20	174,953.20	174,953.20
5	1411 Audit	6,479.75	6,479.75	6,479.75	6,479.75
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	375.00	375.00	375.00	375.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	19,552.00	19,552.00	19,552.00	19,552.00
10	1460 Dwelling Structures	1,312,601.02	1,312,601.02	1,312,601.02	1,312,601.02
11	1465.1 Dwelling Equipment - Nonexpendable	10,753.03	10,753.03	10,753.03	10,753.03
12	1470 Nondwelling Structures	20,550.85	20,550.85	20,550.85	0.00
13	1475 Nondwelling Equipment	40,020.75	40,020.75	40,020.75	40,020.75
14	1485 Demolition	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	
17	1495.1 Relocation Costs	12,081.22	12,081.22	12,081.22	12,081.22
18	1499 Development Activities	0.00	0.00		
19	1501 Collaterization or Debt Service	0.00	0.00		
20	1502 Contingency (May not exceed 8% of line 21)	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	1,772,568.00	1,772,568.00	1,772,568.00	1,752,017.15
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Cost	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Cost	167,206.19	167,206.19	167,206.19	167,206.19
26	Amount of line 21 Related to Energy Conservation Measures	17,825.28	17,825.28	17,825.28	17,825.28

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: NC19PO1550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC 15-1 FAIRVIEW	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
NC 15-2 LINCOLN	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
NC 15-3 FAIRVIEW	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
NC 15-4 LINCOLN	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
NC 15-5 WOODCREST	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
	Upgrade Insulation	1460	75 du	17,825.28	17,825.28	17,825.28	17,825.28	COMPLETE
NC 15-6 ELMWOOD	Comprehensive Renovations	1460	30. du	950,411.03	950,411.03	950,411.03	950,411.03	COMPLETE
	Relocation Cost	1495	L.S.	12,081.22	12,081.22	12,081.22	12,081.22	COMPLETE
	Ranges	1465	30 du	5,657.63	5,657.63	5,657.63	5,657.63	COMPLETE
	Refrigerators	1465	30 du	5,095.40	5,095.40	5,095.40	5,095.40	COMPLETE
	Sitework	1450	L.S.	19,498.50	19,498.50	19,498.50	19,498.50	COMPLETE
NC 15-7 WEST HAVEN	Sitework	1450	L.S.	0.00	0.00	0.00	0.00	
FAIRVIEW EAST	Entrance Door/Hardware	1460	L.S.	167,206.19	167,206.19	167,206.19	167,206.19	COMPLETE
	Kitchen Renovations	1460	L.S.	12,759.37	12,759.37	12,759.37	12,759.37	COMPLETE
	Heating System Changeouts	1460	150 du.	0.00	0.00			
	Interior/Exterior Renov Comm C	1470	L.S.	3,371.15	3,371.15	3,371.15	0.00	IN PROGRESS
	shifted from NC19P01550101							
NC 15-8 LITTLE	Heating System Changeouts	1460	50 du.	0.00	0.00			
	Sitework	1450	L.S.	53.50	53.50	53.50	53.50	COMPLETE
WASHINGTON	Office/Center Renovation	1470	L.S.	17,179.70	17,179.70	17,179.70	0.00	IN PROGRESS
	shifted from NC19P01550101							

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

PHA Name			Grant Type and Number				Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.: NC19PO1550103 Replacement Housing Factor Grant No:				2003	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA WIDE	Auto Equipment	1475		23,541.36	23,541.36	23,541.36	23,541.36	COMPLETE
NONDWELL	Computer Upgrade	1475		0.00	0.00	0.00	0.00	
EQUIPMENT	Office & Maintenance Equipment	1475		16,479.39	16,479.39	16,479.39	16,479.39	COMPLETE
PHA WIDE	Operations	1406		100,000.00	100,000.00	100,000.00	100,000.00	COMPLETE
	Resident Management Training/ Assist Resident Groups	1408		0.00	0.00			
	Employee Training	1408		4,846.88	4,846.88	4,846.88	4,846.88	COMPLETE
	Consult Computer Conversion	1408		0.00	0.00	0.00	0.00	
	Computer Software	1408		2,648.15	2,648.15	2,648.15	2,648.15	COMPLETE
	Salary - Police	1408		0.00	0.00			
	Manager Informations System	1408		37,477.44	37,477.44	37,477.44	37,477.44	COMPLETE
	Fringe Benefits	1408		9,536.00	9,536.00	9,536.00	9,536.00	COMPLETE
	Management Improvement	1408		20,692.71	20,692.71	20,692.71	20,692.71	COMPLETE
PHA WIDE	Administrative Salaries	1410		131,463.28	131,463.28	131,463.28	131,463.28	COMPLETE
	Benefits	1410		42,039.89	42,039.89	42,039.89	42,039.89	COMPLETE
	Sundry	1410		1,450.03	1,450.03	1,450.03	1,450.03	COMPLETE
	Audit	1411		6,479.75	6,479.75	6,479.75	6,479.75	COMPLETE
	Fees/Costs	1430		375.00	375.00	375.00	375.00	COMPLETE
	Fees/Costs/ Engineering Study	1430		0.00	0.00			
	Contingency	1502		0.00	0.00	0.00	0.00	
	Fringe Benefits	1460		163,176.36	163,176.36	163,176.36	163,176.36	COMPLETE
	Fringe Benefits - Uniforms	1460		1,222.79	1,222.79	1,222.79	1,222.79	COMPLETE
	Fringe Benefits	1450		0.00	0.00			
PHA WIDE	Ranges	1465		0.00	0.00			
DWELL EQUIP	Refrigerators	1465		0.00	0.00			
				1,772,568.00	1,772,568.00	1,772,568.00	1,752,017.15	
	NON-CGP FUNDS	1475		1,384.59	1,384.59	1,384.59	1,384.59	COMPLETE

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

PHA Name			Grant Type and Number			Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.: NC19PO1550103 Replacement Housing Factor Grant No:			2003	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-1 FAIRVIEW	Sept 16, 2005		N/A	Sept 16, 2007		N/A	
NC 15-2 LINCOLN	Sept 16, 2005		N/A	Sept 16, 2007		N/A	
NC 15-3 FAIRVIEW	Sept 16, 2005		N/A	Sept 16, 2007		N/A	
NC 15-4 LINCOLN	Sept 16, 2005		N/A	Sept 16, 2007		N/A	
NC 15-5 WOODCREST	Sept 16, 2005		Jan 2004	Sept 16, 2007		Feb 2004	
NC 15-6 ELMWOOD	Sept 16, 2005		Sept 2005	Sept 16, 2007		Feb 2006	
NC 15-7 WEST HAVEN	Sept 16, 2005		Sept 2005	Sept 16, 2007			
NC 15-8 LITTLE WASHINGTON	Sept 16, 2005		June 2003	Sept 16, 2007			

Annual Statement /Performance and Evaluation Report

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550104	Federal FY of Grant: 2004
--	--	----------------------------------

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision N	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/31/2006
<input type="checkbox"/> Final Performance and Evaluation Report				

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	6,894	6,894	6,894	6,894
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency (May not exceed 8% of line 20)	0	0	0	0
21	Amount of Annual Grant (Sum of lines 2-20)	6,894	6,894	6,894	6,894
22	Amount of line 20 Related to LBP Activities	0	0	0	0
23	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
24	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
25	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
26	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2) To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name Housing Authority of the City of Goldsboro				Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550104				Federal FY of Grant: 2004
--	--	--	--	--	--	--	--	------------------------------

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC15-6 Elmwood	Development Activities	1499	L.S.	6,894	6,894	6,894	6,894	Complete
	Demolition	1485	4 du.	0	0			
				6,894	6,894	6,894	6,894	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

PHA Name			Grant Type and Number			Federal FY of Grant:	
Housing Authority of the City of Goldsboro			Capital Fund Program Grant No.:			2004	
			Replacement Housing Factor Grant No: NC19R01550104				
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-6 ELMWOOD	Sept 13, 2006		Aug 28, 2006	Sept 12, 2008		Nov 30, 2006	

Annual Statement /Performance and Evaluation Report

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550105	Federal FY of Grant: 2005
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision N _____	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/31/06
<input type="checkbox"/> Final Performance and Evaluation Report				

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 7,163.00	\$ 7,163.00	\$ 1,926.31	\$ 1,926.31
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency (May not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 7,163.00	\$ 7,163.00	\$ 1,926.31	\$ 1,926.31
22	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security - Soft Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Security - Hard Costs	\$ -	\$ -	\$ -	\$ -
26	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name Housing Authority of the City of Goldsboro			Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550105				Federal FY of Grant: 2005	
--	--	--	--	--	--	--	------------------------------	--

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC15-6 Elmwood	Development Activities	1499	L.S.	\$ 7,163.00	\$ 7,163.00	\$ 1,926.31	\$ 1,926.31	In Progress
	Demolition	1485	L.S.	\$ -	\$ -	\$ -	\$ -	
	Site Acquisition	1440	L.S.	\$ -	\$ -	\$ -	\$ -	
				\$ 7,163.00	\$ 7,163.00	\$ 1,926.31	\$ 1,926.31	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

PHA Name Housing Authority of the City of Goldsboro			Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550105			Federal FY of Grant: 2005	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-6 ELMWOOD	Aug-07			Aug-09			

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

PHA Name Housing Authority of the City of Goldsboro	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550206	Federal FY of Grant: 2006
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision N _____	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	12/31/06
<input type="checkbox"/> Final Performance and Evaluation Report				

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	6,607	6,607	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency (May not exceed 8% of line 20)	0	0	0	0
21	Amount of Annual Grant (Sum of lines 2-20)	6,607	6,607	0	0
22	Amount of line 20 Related to LBP Activities	0	0	0	0
23	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
24	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
25	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
26	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2) To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages

PHA Name Housing Authority of the City of Goldsboro			Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550206				Federal FY of Grant: 2006	
--	--	--	--	--	--	--	------------------------------	--

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NC15-6 Elmwood	Development Activities	1499	L.S.	6,607	6,607	0	0	PENDING
				6,607	6,607	0	0	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

PHA Name Housing Authority of the City of Goldsboro			Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: NC19R01550206			Federal FY of Grant: 2006	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC 15-6 ELMWOOD	Jul-08			Jul-10			

Statement of Progress in Meeting 5-Year Plan Mission and Goals

Goal 1. Ensure a well maintained housing stock

Objective 1: The GHA management staff has done a good job over the evaluation period as evident by the High performer designation on PHAS for FYE June 30, 2006.

Objective 2: The maintenance staff is continuously identifying problem areas and budgeting to make corrections.

Objective 3: Staff is currently re-inspecting a 1% sampling of maintenance work orders to ensure work quality.

Goal 2. Maintain and enhance resident safety and security

Objective 1: The housing authority has installed additional lighting and fencing at Fairview Homes, Lincoln Homes, Elmwood and Woodcrest developments.

Objective 2: Security Screens have been installed in all developments with exception of the remaining units at Elmwood awaiting renovation at which time they will be replaced.

Objective 3: GHA staff continued its aggressive policy of lease terminations for those who were involved in illegal drug or other criminal activities.

Objective 4. The City of Goldsboro has provided five police officers for the GHA.

Goal 3. Expand Homeownership opportunities and self-sufficiency programs for residents of public and assisted housing

Objective 1: GDC continued to work with the City of Goldsboro to identify opportunities to develop affordable housing opportunities for low-income persons. GHA has developed a Homeownership Incentive Program to be linked with occupancy of 4 apartment units built on Charles Street.

Objective 2: The GDC purchased a dwelling for its homeownership/rental program during the performance period.

Objective 3: Staff continued to work with local agencies to encourage self sufficiency of GHA residents.

Goal 4. Increase assisted housing choices to meet future demand

Objective 1: The Section 8 Program has achieved a high lease up rate during the performance period. In addition, the Section 8 Program has been designated a High Performer for SEMAP for FYE 6/30/2006.

Objective 2: Section 8 program experienced an increase of 18 new landlord participants during 2006. This recruitment effort has resulted in a better lease up rate.

Objective 3: The GDC continues to seek opportunities to provide varied housing opportunities in Wayne County.

Goal 5. Promote fair housing and equal opportunity for all citizens through education and outreach

Objective 1: Staff has attended several Section 8 training sessions during the performance period.

Objective 2: GHA participated in The City of Goldsboro Community Affairs Office Fair Housing Workshop in 2006.

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Little Washington	50	This is one of the newest developments and consists of freestanding units which we believe attracts the higher income population.	
Lincoln NC015002	137	This is an older development with a large number of elderly residents with low incomes and a low percentage of earned incomes.	

GOLDSBORO HOUSING AUTHORITY (GHA) COMMUNITY SERVICE ACTIVITIES OR SELF-SUFFICIENCY POLICY

A. DEFINITION:

Community Service: The performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

Economic Self-Sufficiency Program: Any program designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, employment training, work placement, basic skills training, education, English proficiency, work fare, financial, or household management, apprenticeship, and any program necessary to ready a participant for work (such as substance abuse or mental health treatment).

B. Exempt Individual. An adult who:

- (1) Is 62 years or older;
- (2) Is a blind or disabled individual, and who certifies that because of this disability she or he is unable to comply with the service provisions of this policy. or is a primary caretaker of such individual;
- (3) Is engaged in work activities;
- (4) Meets the requirement for being exempted from having to engage in a work activity under the State Program funded under part A of title IV of the Social Security Act (42 U.S. C. 601) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare -to-work program; or;
- (5) Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S. C. 601) or under any other welfare program of North Carolina, including a State administered welfare-to work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

C. GENERAL REQUIREMENT:

1. Service Requirement: Except for any family member who is an exempt individual, each adult resident of public housing must:

- (a) Contribute 8 hours per month of community service (not including political activities).

- (b) Participate in an economic self-sufficiency program for 8 hours per month; or
- (c) Perform 8 hours per month of combined activities as described in I (a) and I (b) of this section.

2. Family violation of service requirement:

Absent any other violation of the Lease Agreement, Lease shall be renewed automatically for all purposes, unless the family fails to comply with the service requirement. Violation of the service requirement is grounds for nonrenewal of the lease at the end of the twelve-month lease term, but not for termination of tenancy during the course of the twelve-month lease term.

D. DETERMINATION OF FAMILY MEMBER OR EXEMPTION FROM THE SERVICE REQUIREMENT.

- A. The Resident Services Coordinator along with the Housing Manager will determine who is eligible for Community Service.
 - (1) The Resident Services Coordinator will notify the residents by mail that they are eligible for Community Service. The resident will be given a written description of the service requirement and an opportunity to claim an exempt status.
 - a. If the resident is claiming exempt status, the Housing Manager, and Resident Services Coordinator will review the form.
 - b. If the resident is approved as exempt status, the Housing Manager will notify the resident.
 - (2) Housing Managers will give new residents that are eligible for Community Service a letter, which will contain a written description of the service requirement and an opportunity to claim an exempt status. Housing Manager will have the resident sign a receipt for copy of the policy and forms.
- B. Each non-exempt resident will be given a list of agencies with phone numbers on where they can do community service hours but not limited to those agencies. All volunteer work must be certified with documentation from designated supervisors. Non-exempt residents will also be given Certification Forms and a copy of the Community Service Activities or Self-Sufficiency Policy:
 - (1) The Housing Manager will have the non-exempt resident sign for (B) above. This receipt will be **filed** in the resident's **files**.

- (2) Non-exempt resident will turn completed certification forms to their housing manager, to be given to the Resident Services Coordinator. Once the hours has been updated, the certification form will be returned to housing manager for filing.

E. RESIDENT NONCOMPLIANCE

- 1) The GHA will review family compliance 60 days before the end of the twelve-month lease term.
 - a. If the Housing Authority determines that there is a family member, who is required to fulfill a service requirement, but has violated this family obligation, the tenant will be notified by letter. The letter will include the following:
 - (1) Describe the noncompliance.
 - (2) State the Housing Authority will not renew the lease at the end of the twelve-month lease term unless:
 - a. The resident and any other noncompliant resident, enter into a written agreement with GHA, to cure such noncompliance, and in fact cure such noncompliance in accordance with such agreement; or
 - b. The family provides written assurance satisfactory to GHA that the resident or other noncompliance resident no longer resides in the unit.
 - (3) State that the tenant may request a grievance hearing on the GHA determination, and that the tenant may exercise any available judicial remedy to seek timely redress for the housing authority's nonrenewal of the lease because of such determination.

E. PROHIBITION AGAINST REPLACEMENT OF GHA EMPLOYEES: The GHA

will not substitute Community Service for work ordinarily performed by Housing Employees
or replace a job at any location where community work requirements are performed.

F. CIVIL RIGHTS REQUIREMENT: GHA will assure that civil rights requirement will be followed.

**GOLDSBORO HOUSING AUTHORITY COMMUNITY SERVICE-
ACTIVITIES/SELF-SUFFICIENCY RECEIPT FORM**

on _____, I was given a copy of the Community
Service

DATE

Activities or Self-Sufficiency Policy, Forms, and a list of community service agencies.

PRINTED NAME

GHA EMPLOYEE

DATE

Goldsboro Housing Authority

Certification of Community Service and/or Self-Sufficiency Hours Performed

Name of Organization:	Name:
------------------------------	--------------

Address:

Address:

Telephone Number:

Telephone Number:

Date	# of Volunteers and/or Course Hours	Description of Work performed and/or Course taken	Supervisor Printed Name Last, First	Supervisor Signature
	Total Hours			

Completed Certification forms should be submitted monthly to your Housing Manager.

November 21, 2000

Ms. Glenda White
112 Southern Plaza Drive
Dudley, North Carolina

Dear Ms. White:

This letter is to inform you that according to the Community Service/Economic Self-Sufficiency Program mandated, you are required to perform eight (8) hours of volunteer community service per month. Service requirement is noted in paragraph A. Exempt individual is noted in paragraph B. Definitions are listed in paragraph C.

A. Service Requirement: Except for any family member who is an exempt individual, each

adult resident of public housing must:

- (1) Contribute 8 hours per month of community service (not including political activities).
- (2) Participate in an economic self-sufficiency program 8 hours per month; or
- (3) Perform 8 hours per month of combined activities as described in 1 (a) and 1 (b) of this section

B. Exempt Individual. An adult who:

- (1) Is 62 years or older,
- (2) Is a blind or disabled individual, and who certifies that because of this disability she or he unable to comply with the service provisions of this policy, or is a primary caretaker of such individual;
- (3) Is engaged in work activities;
- (4) Meets the requirement for being exempted from having to engage in work activity under the State Program funded under part A of title IV of the Social Security Act (42 U.S.C. 601) or under any other welfare program of the State in which the PHA is located, including, including a State-administered welfare-to-work program; or;
- (5) Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601) or under any other welfare program of North Carolina, including a State administered welfare-to-work programs, and has not been found by the State or other administering entity to be in noncompliance with such s program.

(2)

C. Definitions:

(1) Community Service; The performance of voluntary work or duties that are public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

(2) Economic Self-Sufficiency Program: Any program designed to encourage, assist, train, or facilitate the economic independence of participates and their families or to provide work for participates. These programs may include program for job training, employment training, work placement, basic skills training, education, English proficiency, work fare, financial, or household management, apprenticeship, and any program necessary to ready a participate for work (such as substance abuse or mental health treatment).

Please see your Housing Manager no later than _____, to receive a copy of the Community Service and Economic Self-Sufficiency Policy and forms that you will need. If you have, any questions contact your housing manager.

Sincerely,

Gene D. Thomas
Executive Director

cc: Housing Manager

Organizations for Volunteer Community Service

4-H Cooperative Extension **208 W. Chestnut**
Street
(919) 731-1527
Contact Person: Connie Greeson
After School Program

Goldsboro Housing Authority **1729 Edgerton**
Street
(919) 735-5650, ext. 213
Contact Person: Glenda White
Office Work

Goldsboro Housing Authority **1729 Edgerton**
Street
(919) 735-5650, ext. 217
Contact Person: Inetta Smith
Variety

Goldsboro Housing Authority **700 N. Jefferson**
Street
(919) 735-4226, ext. 107
Contact Person: Steve Jordan
Maintenance & Ground Crew

Boys & Girls Club, Lincoln **1009 Slaughter**
Street
(919) 581-0433
Contact Person: Pam Easley
Variety

Carver Height Edison School **411 Bunche Drive**
(919) 731-7222, ext. 1060
Contact Person: Claudia Brown
Variety

Wayne Uplift Resource Center **2300 Courtyard**
Circle
(919) 735-4262
Contact Person: Linda H. Cox
Variety

Wayne Uplift Resource Center
Edgerton St.
(919) 731-3955
Contact Person: Calvin Robinson
Variety

Fairview, 1905

Communities in School
Street
(919) 735-1432
Contact Person: Sudie Davis
Variety

308 N. William

**GOLDSBORO HOUSING AUTHORITY
CLAIMING FOR EXEMPT STATUS FORM**

DATE _____ NAME _____

HEAD OF HOUSEHOLD _____

ADDRESS

Please check the appropriate block:

_____ 62 years or older

_____ Disabled individual

_____ Engaged in work

_____ Engaged in work activity under the State Program funded under part A of Title IV of the Social Security Act

_____ Is a member of a family receiving assistance, benefits or services under state program Wider Part A of Title IV of the Social Security Act, or under any other welfare program of NC, including a State administered welfare-to- work program.

Documentation must be provided to the housing manager for all items checked off:

Signature

Date

TO: HOUSING MANGER

DATE RECEIVED _____

What type of documentation was submitted?

_____ Approved

_____ Disapproved(reason) _____

DATE REVIEWED BY RESIDENT SERVICES COORDINATOR _____

DATE RESIDENT NOTIFIED OF STATUS _____

GOLDSBORO HOUSING AUTHORITY

PET POLICY

INTRODUCTION:

The following is the Pet Policy adopted by the Goldsboro Housing Authority (GHA) in consultation with the Resident Councils. Except as otherwise specifically authorized under this pet policy, the Goldsboro Housing Authority will not prohibit any Resident of its housing developments from owning a common household pet or having such pet living in the Resident's unit or restrict or discriminate against any person in connection with admission to, or continued occupancy of, such housing by reason of the person's ownership of a common household pet or the presence of such pet in that person's unit.

1. DEFINITIONS

(a) **Common Household Pet** means a domesticated animal, such as a dog or cat, and pets traditionally kept in cages in the home for pleasure rather than for commercial purposes, such as a bird, rodent (including a rabbit), fish or turtle. Common household pet does not include Pitbulls, Rothweillers, Dobermans, Bulldogs, Chows, German Shepherds, reptiles (except turtles), and some tropical pets. If this definition conflicts with any applicable State or local law or regulations defining the pets that may be owned or kept in dwelling accommodations, the State or local law or regulation shall apply. **THIS DEFINITION SHALL NOT INCLUDE ANIMALS THAT ARE USED TO ASSIST THE DISABLED.**

(b) **DISABLED FAMILY** means a family who is disabled as defined in this GHA's Admissions and Continued Occupancy Policies.

- (c) **GHA** means Public Housing Authority
- (d) **GHA or Authority** means the **GOLDSBORO HOUSING AUTHORITY**.

2. RULES GOVERNING THE KEEPING OF PETS

A. Registration:

Pet owners are required to register their pets with the GHA before the pet is brought on to the development. This permit is to be renewed annually and, may be renewed during the annual re-examination of the Resident's income and family composition. This registration will include:

- (1) A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the pet has received all inoculations required by applicable State or local law.
- (2) Information sufficient to identify the pet and to demonstrate that it is a common household pet, and;
- (3) The name, address and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
- (4) The pet owner shall sign the Pet Agreement along with this Pet Policy as an addendum to the Lease Agreement. The Pet Policy and Agreement shall contain the provisions that the pet owner agrees to comply with this pet policy and Agreement; and that violation of the Pet Policy and Agreement shall be grounds for removal of the pet or termination of the pet owner's tenancy or both), in accordance with the provisions of the Lease, State and local laws.
- (5) The GHA may refuse to register a pet if that pet is not a common household pet; if the keeping of the pet would violate any applicable house pet rule; if the pet owner fails to

provide complete pet registration information; fails to annually update the pet registration; or if the GHA reasonably determines, based on the pet owner's habits and practices that the owner will be unable to keep the pet in compliance with the Pet Policy/Agreement and other Lease obligations.

(6) The GHA may not refuse to register a pet based on a determination that the pet owner is financially unable to care for the pet or that the pet is inappropriate, based on the therapeutic value to the pet owner or the interest of the property or existing tenants. The pet's temperament will be considered in determining the prospective pet owner's ability to comply with the pet rules and other lease obligations.

(7) The pet owner will be notified if the GHA refuses to register a pet. The notice shall state the basis for the GHA's action and shall be served on the pet owner by:

- (a) Sending a letter by first class mail, properly stamped and addressed to the resident at the dwelling unit, with a proper return address; or
- (b) Serving a copy of the notice on any adult answering the door at the pet owner's 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; or
- (c) In case of service of notice to residents of a high-rise building, posting the notice in at least three (3) conspicuous places within the building and maintaining the posted notices intact and in legible form for 30 days.
- (d) This notice of refusal may be combined with a notice of Lease violation. The pet owner shall have the right to a grievance hearing, as stated in the GHA's Lease and Grievance Procedure.

B. Number and size of pets

The number of four-legged warm-blooded animals shall be limited to one (1) pet in each dwelling unit. Birds, fish and turtles shall be limited to the number that can be reasonably kept in one (1) standard cage or aquarium designed for that purpose. The pet may not weigh more than 20 pounds full grown or exceed 20 inches in height.

C. Financial Obligations:

- (1) If the pet is a cat or dog, the pet owner will be required to pay a pet deposit of Two Hundred Fifty dollars (\$250.00), which is payable immediately upon approval of the pet permit. This deposit is in addition to the security deposit required by other conditions of the Lease. The pet deposit shall be used to pay only reasonable expenses directly attributable to the presence of the pet in the project, including (but not limited to) the cost of repairs and replacement to, and fumigation, of the Resident's unit. The GHA will refund that unused portion of the pet deposit to the Resident within a reasonable time after the Resident moves from the project or no longer keeps a pet in the unit. The pet deposit shall not be used to pay expenses while the pet owner is in possession of a pet.

- (2) ~~A pet fee of \$5.00 per month will be assessed the pet owner.~~

- (3) Fumigation and pest control measures taken by the GHA directly attributable to the keeping of a pet in the apartment shall be charged to the pet owner, if said pet owner fails to control fleas and other common pests associated with keeping of animals in the apartment. Costs of same will be billed to the Resident in the amount that it costs the GHA to employ a professional firm for this purpose.

Deleted: A pet waste removal charge of five dollars (\$5.00) per occurrence may be assessed a pet owner that fails to remove pet wastes in accordance with the pet rules.

D. Inoculations.

The pet owner will have the pet inoculated in accordance with State and Local laws. Proof of these inoculations will be furnished prior to the approval of the pet permit and than again on an annual basis. The pet owner is required to have the pet wear the tag provided by the veterinarian when the pet is inoculated.

E. Sanitary Standards.

- (1) The pet owner shall exercise due care to keep the apartment and common areas in a sanitary condition. Pets must be exercised and curbed only in areas not occasioned by pedestrian traffic, and especially not in front of any building.
- (2) The person exercising or curbing the pet will carry with them the means to clean up after the pet each time the pet is taken outside. All removable pet wastes shall be removed from the grounds immediately upon deposit by the pet and properly disposed of by the pet owner.
- (3) All cages, aquariums, litter boxes, etc. will be cleaned on a regular basis. Pet owners must change the litter at least two times weekly, or as often as necessary to prevent unsanitary conditions and odors. Pet waste must be separated from litter at least once daily.

Deleted: (4) . Pet owners will be penalized if pets are permitted to exercise or deposit their waste outside the designated areas above

F. Standards for Pet Care

- (1) No pet shall be left alone for any unreasonable length of time. If the health of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, the GHA may contact the responsible party or parties listed in the pet registration required under this pet policy. If the responsible party or parties are unwilling or unable to care for the pet, or the GHA despite reasonable efforts has been unable to contact the responsible party or parties, the GHA may contact the appropriate State or local authority (or designated agent of such an authority) and request the removal of the pet. If there is no such State or local authority (or designated agent of such an authority) authorized to remove the pet under these circumstances the GHA may enter the pet owner's unit, remove that pet and place that pet in a facility that will provide care and shelter until the pet owner or a representative of the pet owner is able to assume responsibility for the pet, but no longer than thirty (30) days. The cost of the animal care facility provided under this section shall be borne by the pet owner. If the pet owner (or the pet owner's estate) is unable or unwilling to pay, the cost of the animal care facility may be paid from the pet deposit.
- (2) Pets shall not be allowed to disturb other tenants in the quiet enjoyment of their homes. Pet owners will take adequate precautions to prevent a pet from disturbing other tenants; i.e. barking, howling, loud meowing, scratching, biting, etc.
- (3) Pet owners will be required to take effective flea and other pest control measure with respect to the pet and the surroundings. Failure to do so will result in termination of the pet permit and the GHA taking pet control measures at the owner's expense.

- (4) Pet owners will be required to provide proof of spaying or neutering on any cat or dog over 7 months.
- (5) Pet owners will obtain any state required license tag as well as a name tag showing the pet's name, owner's name, address and telephone number.

G. Pet Restraint.

- (1) All cats and dogs shall be appropriately and effectively restrained by a leash and under the control of a responsible individual, who is capable of controlling such animal, while on the common areas of the development. No pets will be allowed to run loose upon the GHA grounds. Except while the pet is being exercised; the pet is to be kept within the confines of the apartment. No pet may be tied or chained in or on the premises. The apartment cannot be altered to accommodate, or provide an enclosure for the pet. Fences cannot be erected on the GHA grounds.
- (2) The pet owner or responsible household member shall be present during inspections and maintenance activities in the unit to control their pet; and will hold GHA harmless should the pet get loose by granting a waiver of liability.

H. TEMPORARY PETS.

It is not permissible to keep pets on the premises that are not owned by the Resident and are not authorized by a current GHA Pet Permit. The GHA, however, does encourage the use of a visiting pet program sponsored by a humane society or other nonprofit organization.

I. PETS ASSISTING THE DISABLED.

This pet policy does not apply to animals that are used to assist the disabled. This exclusion applies to animals that reside in the projects for the elderly and disabled, as well as to animals that visit these projects. This GHA will not apply or enforce any pet rules developed under this pet

policy against individuals with animals that are used to assist the disabled. **Nothing in this pet**

policy shall:

- (1) Limit or impair the rights of disabled individuals.
- (2) Authorize the GHA to limit or impair the rights of disabled individuals, or
- (3) Affect any authority that the GHA may have to regulate animals that assist the disabled, under Federal, State or local law.

(J) CONFLICT.

Nothing in this pet policy prohibits the GHA, or an appropriate community authority, from requiring the removal of any pet from a development, if the pet's conduct is duly determined to constitute, under the provisions of State or local law, a nuisance or a threat to the health or safety of other occupants of the development or of other persons in the community where the development is located; nor prohibit termination of the Lease of a Pet Owner for violation of any part of the Policy/Agreement or Lease Agreement.

(K) STATE OR LOCAL LAWS

If there is an applicable State or local law or regulation governing the keeping of pets, the pet rules prescribed under this pet policy shall not conflict with such law or regulation. If such a conflict may exist, the State or local law or regulation shall apply.

(L) OWNER COMPLIANCE.

Failure of this pet policy to address any State or local law or regulation does not relieve the pet owner from complying with applicable State or local requirements.

(M) FAMILY REQUESTS.

Families may at any time request a copy of this Pet Policy and/or any amendments thereto. Families also may at any time request that their Leases be amended to permit occupancy of common household pets.

Pet Owner: _____

Date: _____

GHA Designee: _____

Date: _____

GOLDSBORO HOUSING AUTHORITY

PET AGREEMENT

ATTACHMENT NO. 1

TO

PET POLICY

The undersigned acknowledges that this Agreement is attached to and made a part of this Pet Policy and the Lease Agreement between these same parties dated _____, and that it shall be renewed and shall expire under the same terms and conditions of the Lease Agreement.

1. The Lessor, Goldsboro Housing Authority (GHA) agrees that the Lessee, _____, is hereby given permission to keep and maintain ONE pet in the apartment rented by the Lessor. A limit of ONE pet is permitted. A current photograph of each pet is required.
2. The Lessee agrees to pay a \$250.00 refundable pet ~~deposit~~, in accordance with the requirements of the Pet Policy prior to occupancy. A \$5.00 per ~~month~~ pet ~~fee~~ will be assessed ~~the pet owner~~.
3. The Lessee agrees that their pet has been registered with the GHA and that the pet will be registered annually at reexamination; that an application has been submitted to the GHA, along with a certification completed by a licensed veterinarian or a State or local authority empowered to inoculate animals, prior to the pet being allowed on the premises, showing that the pet has received all inoculations required by applicable State and/or local law; and information sufficient to identify the pet and all other requested information. The Lessee further agrees to provide proof of spaying or neutering on any cat or dog over 7 months.
4. The Lessee agrees that only the pet accurately described and listed below is covered under this Pet Agreement. The Lessor will refuse to register a pet if that pet is not a common household pet, or the pet owner fails to furnish all required information when asked to do so. The Lessee will be notified if the Lessor decides not to register a pet.
5. The Lessee agrees to curb their pet only in the areas not occasioned by pedestrian traffic and specifically not in front of any building. Lessee will carry with them, at all times, the means to clean up after their pet each and every time the pet is outside, and agrees to remove and properly dispose of all removable pet wastes from the grounds immediately upon deposit by the pet. The Lessee ~~may have his/her lease terminated~~ if the pet is allowed to violate any of the requirements herein.

- Deleted:** fee
- Deleted:** 5.00
- Deleted:** occurrence
- Deleted:** waste removal
- Deleted:** charge
- Deleted:** for failure of
- Deleted:** to remove pet wastes

- Deleted:** will be
- Deleted:** penalized

6. The Lessee agrees to clean all cages, aquariums, litter boxes, etc. on a regular basis; change the litter at least twice weekly or as often as necessary to prevent unsanitary conditions and odors; separate waste from litter at least daily, and keep the apartment and common areas in a sanitary condition.
7. The Lessee agrees that no pet will be left alone for any unreasonable length of time. Should the PHA have to take measures to place the pet in an animal care facility, the Lessee agrees to pay the cost of the facility or if the pet owner is unwilling or unable to pay, the cost will be paid from the pet deposit.
8. The Lessee agrees that the Lessor has the right to demand that the Lessee remove the subject pet if for any reason the pet becomes a nuisance as determined solely by management, or disturbs other residents such as loud barking, meowing, howling, scratching, biting, etc,
9. The Lessee agrees that no vicious fighting or attack dogs such as Pitbulls, Rothweillers, Dobermans, Bulldogs, Chows, or German Shepherds will be allowed.
10. The Lessee agrees to the size restriction that their pet may not weigh more than 20 pounds full grown or exceed 20 inches in height.
11. The Lessee agrees to provide an acceptable flea control program; and should the PHA have to fumigate and take pest control measures directly attributable to the keeping of the pet, the costs of same will be billed to the resident.
12. The Lessee agrees to keep their pet(s) on a leash and under their control at all times when outside Lessee's apartment, and that no pet may be tied or chained in or on the premises.
13. The Lessee agrees to abide by all statutes in force by City, County, State, or other government agencies pertaining to pets. If any of the pet requirements herein are in conflict with these statutes, the City, County, State, or other government agency statutes will apply. Failure of this Policy Agreement to address any State or local law or regulation does not relieve the pet owner from complying with applicable State or local requirements.
14. The Lessee agrees that pets not owned by the Lessee are not allowed on the premises.
15. The Lessee agrees that their pet dog or cat will wear a state required license tag as well as a name tag showing the pet's name, owner's name, address and telephone number.
16. The Lessee or responsible household member agrees to be present to control their pet during inspections and maintenance activities. The Lessee further agrees to grant a waiver of liability and hold GHA harmless should the pet get loose during emergency maintenance or requested work with permission to enter.

17. Nothing in this Agreement prohibits the PHA from removing any pet from a development if the pet's conduct has been determined as constituting a nuisance or a threat to the health or safety of other occupants of the development or community where the development is located; nor prohibits the PHA from terminating the Lease of a Pet Owner for violation of any part of this Policy/Agreement or Lease Agreement.

Deleted: <#>The pet owner agrees to obtain a homeowner's policy including liability in an amount of no less than \$100,000 limit of liability, which would provide coverage for the pet owner should the pet attack someone and cause serious injury in or outside the pet owner's property.¶

Formatted: Bullets and Numbering

Please complete the following:

DESCRIPTION:

Name of Pet: _____ Name of Pet: _____
Pet Type: Cat ___ Dog ___ Other ___ Pet Type: Cat ___ Dog ___

Other: _____

Breed: _____ Weight: _____ Breed: _____ Weight: _____
Height: _____ Height: _____

Resident Date

Witnessed By: (PHA Designee) Date

GOLDSBORO HOUSING AUTHORITY

PET APPLICATION

**ATTACHMENT NO 2
TO
PET POLICY**

1. How long have you owned this pet? _____
2. Has your pet lived in rental housing before? _____. If so, where? _____

 Please list the landlord's name, address, and telephone.
 Name: _____
 Address: _____
 Telephone: _____
3. Has your pet ever bitten or hurt anyone? _____. Please describe below. _____

4. (A) Age of pet: _____ (B) Type of pet: _____ C. Breed _____
 (D) Height and weight of pet: _____ (if your pet is not full-grown, please submit letter from veterinarian stating size and weight pet will be at maturity)
5. Name, address and telephone number of veterinarian that can verify inoculations, neutering and licenses (please attach proof of inoculations, neutering, and licenses).
 Name: _____
 Address: _____
 Telephone: _____
6. List any health problems of your pet: _____

7. If your pet is a cat or dog:
 (A) For cats: attach proof of declawing.
 (B) For cats and dogs: attach proof of spaying or neutering.
8. List names of two persons able to care for your pet in case of emergency, or in case of our inability to care for your pet.
 (1) Name _____ (2) Name: _____
 Address: _____ Address: _____

Phone:
(home)_____ (work)_____ Phone:(home)_____ (work)_____
Please inform management if the name, address, or phone numbers of these persons change at any time.

Resident: _____ Date: _____

Address: _____

Please complete the following:

DESCRIPTION:

Name of Pet _____	Name of Pet _____
Pet Type: Cat _____ Dog _____ Other _____	Pet Type: Cat _____ Dog _____ Other _____
Breed: _____ Weight: _____	Breed: _____ Weight: _____
Height: _____	Height: _____

Resident

Date

Witnessed By: (PHA Designee) Date

Membership of the Resident Advisory Board

Fairview

Ms. Beulah Boomer
706-B N. Claiborne Street
Goldsboro, NC 27530
Phone—580-0364

Lincoln

Ms Linda Walker---President of Resident Council
916-A Carver Drive
Goldsboro, NC 27530
Phone—735-4039

Ms. Jean Robinson
908-B S. Audubon Avenue
Goldsboro, NC 27530
Phone 736-7592

Woodcrest

Ms. Cora Spain
724 Waters Street
Goldsboro, NC 27530
Phone----705-5969

Elmwood Terrace

Ms. Janet Baber
405 E. Spruce Street
Goldsboro, NC 27530
Phone---734- 6955

West Haven

Ms. Ellen Holloman, President
120 Dupont Circle
Goldsboro, NC 27530
Phone---221-6038

Mr. Howard Bass(Senior Citizen's Rep.)
341 N. Alabama Avenue
Goldsboro, NC 27530
Phone 735-2087

Little Washington

Ms. Patricia Midgette
612 Whitfield Drive
Goldsboro, NC 27530
Phone--

Ms. Frances Holmes
603 Sherard Court
Goldsboro, NC 27530
Phone-----736-2862

At the present time there is no Section 8 resident on the Advisory Board

December 2006

Housing Authority of the City of Goldsboro, NC Comments Received from Residents

The comments received from the Resident Advisory Board were favorable for this year's annual plan. No changes were recommended at this time. At the Public Hearing a resident mentioned a desire for storage buildings in their area. This was noted and will be reviewed.

Resident Membership of the PHA Governing Board

The Board of Commissioners of the Housing Authority of the City of Goldsboro adopted a resolution for appointment of resident representation to the Board of Commissioners of the City of Goldsboro Housing Authority on December 16, 1999.

The resident that serves as resident member on the board is Howard Bass. The Mayor of the City of Goldsboro makes the appointment in accordance with the North Carolina General Statutes. The term of appointment is five years. The term expires August 19, 2010.

The process for selection of Resident Representation to the Board of Commissioners of the Goldsboro Housing Authority is:

1. Resident should have been a resident of the Goldsboro Housing Authority or on the Section 8 Program for a minimum of two years.
2. Resident shall be in good standing financially with any public or any assisted housing program.
3. Recommendations may be solicited from housing manager of each housing development or Section 8 Coordinator.
4. Resident should have the interest and welfare of the Goldsboro Housing Authority at heart.
5. Should not have a criminal background.
6. Final decision for selection to be recommended to the Board of Commissioners will be made by the Chairman of the Board and the Executive Director.
7. The Mayor of the City of Goldsboro, North Carolina, will make the final appointment in accordance with the North Carolina General Statues.

Definition of Substantial Deviation and Significant Amendment

Substantial deviation or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners and the public comment process

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

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

OMB Approval No. 2577-0157(Exp. 7/31/98)

HA Name Goldsboro Housing Authority		Locality: (City/County & State) Goldsboro, Wayne County, North Carolina		<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No.
A. Development Number/Name	Work Statement for Year 1 2007 FFY: _____	Work Statement for Year 2 2008 FFY: _____	Work Statement for Year 3 2009 FFY: _____	Work Statement for Year 4 2010 FFY: _____	Work Statement for Year 5 2011 FFY: _____
NC 15-1, FAIRVIEW APARTMENTS	SEE ANNUAL STATEMENT	115,998	61,009	186,809	78,360
NC 15-2, LINCOLN APARTMENTS		773,900	773,900	773,900	773,900
NC 15-3, FAIRVIEW APARTMENTS		5,000	5,000	5,000	113,449
NC 15-4, LINCOLN APARTMENTS		5,000	5,000	5,000	5,000
NC 15-5, WOODCREST TERRACE		5,000	5,000	5,000	5,000
NC 15-6, ELMWOOD TERRACE		5,000	5,000	5,000	5,000
NC 15-7, WEST HAVEN APARTMENTS		375,000	372,011	291,000	291,000
NC 15-8, LITTLE WASHINGTON		30,000	5,000	5,000	5,000
PHA - WIDE		126,530	126,530	126,530	126,530
B. Physical Improvements Subtotal		1,441,428	1,358,450	1,403,239	1,403,239
C. Management Improvements		193,436	196,069	198,755	198,755
D. HA-Wide Nondwelling Structures & Equipment		45,541	48,000	48,000	48,000
E. Administration		186,181	189,855	193,602	193,602
F. Other		16,680	90,892	39,670	39,670
G. Operations		100,000	100,000	100,000	100,000
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds		1,983,266	1,983,266	1,983,266	1,983,266
L. Total Non-CGP Funds					
M. Grand Total		1,983,266	1,983,266	1,983,266	1,983,266
Signature of Executive Director X		Date:	Signature of Public Housing Director/Office of Native American Programs Administrator		Date:

**Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2007	Work Statement for Year 2 FFY: 2008			Work Statement for Year 3 FFY: 2009		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	<u>NC 15-1 FAIRVIEW</u>			<u>NC 15-1 FAIRVIEW</u>		
	Sitework	L.S.	5,000	Sitework	L.S.	5,000
	Roof Replacement	40 du	110,998	Roof Replacement	22 du	56,009
	<u>NC 15-2 Lincoln</u>			<u>NC 15-2 Lincoln</u>		
	Comprehensive Renovations	20 du	750,000	Comprehensive Renovations	20 du	750,000
	Ranges	20 du	5,300	Ranges	20 du	5,300
	Refrigerators	20 du	6,800	Refrigerators	20 du	6,800
	Relocation	L.S.	6,800	Relocation	L.S.	6,800
	Sitework	L.S.	5,000	Sitework	L.S.	5,000
				Demolition		0
				Development		0
	<u>NC 15-3 Fairview</u>			<u>NC 15-3 Fairview</u>		
	Sitework	L.S.	5,000	Sitework	L.S.	5,000
	Roof Replacement		0			
	<u>NC 15-4 Lincoln</u>			<u>NC 15-4 Lincoln</u>		
	Sitework	L.S.	5,000	Sitework	L.S.	5,000
	Demolition	L.S.	0			
	Development	L.S.	0			
	<u>NC 15-5 WOODCREST</u>			<u>NC 15-5 WOODCREST</u>		
	Sitework	L.S.	5,000	Sitework	L.S.	5,000
HVAC Replacement		0				
	Subtotal of Estimated Cost		904,898	Subtotal of Estimated Cost		849,909

form HUD 52834(10/96)
ref Handbok 7485.3

Part II: Supporting Pages
Physical Needs
Capital Fund Program (CFP)

and Urban Development
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2007	Work Statement for Year 2 FFY: 2008			Work Statement for Year 3 FFY: 2009			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
SEE ANNUAL STATEMENT	<u>PHA WIDE DWELLING STRUCTURES</u>			<u>PHA WIDE DWELLING STRUCTURES</u>			
	FRINGE BENEFITS		126,530	FRINGE BENEFITS		126,530	
	NON-ROUTINE VACANCY RENOVATIONS		0	NON-ROUTINE VACANCY RENOVATIONS		0	
	<u>PHA WIDE NON-DWELLING EQUIPMENT</u>			<u>PHA WIDE NON-DWELLING EQUIPMENT</u>			
	OFFICE AND MAINTENANCE EQUIPMENT		3,000	OFFICE AND MAINTENANCE EQUIPMENT		3,000	
	COMPUTER UPGRADES		17,541	COMPUTER UPGRADES		20,000	
	AUTOMOTIVE EQUIPMENT		25,000	AUTOMOTIVE EQUIPMENT		25,000	
	Debt Service		0	Debt Service		0	
	Subtotal of Estimated Cost			172,071	Subtotal of Estimated Cost		
					174,530		

form HUD 52834(10/96)
 ref Handbook 7485.3

**Physical Needs Work Statement(s)
Capital Fund Program (CFP)**

Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2007	Work Statement for Year 4 FFY: 2010			Work Statement for Year 5 FFY: 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	<u>NC 15-1 FAIRVIEW</u>			<u>NC 15-1 FAIRVIEW</u>		
	Sitework	L.S.	5,000	Sitework	L.S.	5,000
	Roof Replacement	70 du	181,809	Roof Replacement	28 du	73,360
	<u>NC 15-2 Lincoln</u>			<u>NC 15-2 Lincoln</u>		
	Comprehensive Renovations	20 du	750,000	Comprehensive Renovations	20 du	750,000
	Ranges	20 du	5,300	Ranges	20 du	5,300
	Refrigerators	20 du	6,800	Refrigerators	20 du	6,800
	Relocation	L.S.	6,800	Relocation	L.S.	6,800
	Sitework	L.S.	5,000	Sitework	L.S.	5,000
	Demolition		0	Demolition		0
	Development		0	Development		0
	<u>NC 15-3 Fairview</u>			<u>NC 15-3 Fairview</u>		
	Sitework	L.S.	5,000	Sitework	L.S.	5,000
				Roof Replacement	40 du.	108,449
	<u>NC 15-4 Lincoln</u>			<u>NC 15-4 Lincoln</u>		
Sitework	L.S.	5,000	Sitework	L.S.	5,000	
<u>NC 15-5 WOODCREST</u>			<u>NC 15-5 WOODCREST</u>			
Sitework	L.S.	5,000	Sitework	L.S.	5,000	
Subtotal of Estimated Cost			975,709	Subtotal of Estimated Cost		975,709

form HUD 52834(10/96)
ref Handbok 7485.3

Capital Fund Program (CFP)

Work Statement for Year 1 FFY: 2007	Work Statement for Year 4 FFY: 2010			Work Statement for Year 5 FFY: 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	<u>NC 15-6 Elmwood</u> Sitework	L.S.	5,000	<u>NC 15-6 Elmwood</u> Sitework	L.S.	5,000
	<u>NC 15-7 West Haven</u> Sitework HVAC/Water Heater Replacement	L.S. 60 du	5,000 286,000	<u>NC 15-7 West Haven</u> Sitework HVAC/Water Heater Replacement	L.S. 60 du	5,000 286,000
	<u>NC 15-8 LITTLE WASHINGTON</u> Sitework HVAC/Water Heater Replacement	L.S.	5,000 0	<u>NC 15-8 LITTLE WASHINGTON</u> Sitework HVAC/Water Heater Replacement	L.S.	5,000 0
	Subtotal of Estimated Cost		301,000	Subtotal of Estimated Cost		301,000

form HUD 52834(10/96)
ref Handbook 7485.3

Work Statement for Year 1 FFY: 2007	Work Statement for Year 4 FFY: 2010			Work Statement for Year 5 FFY: 2011		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	<u>PHA WIDE DWELLING STRUCTURES</u>			<u>PHA WIDE DWELLING STRUCTURES</u>		
	FRINGE BENEFITS		126,530	FRINGE BENEFITS		126,530
	NON-ROUTINE VACANCY RENOVATIONS		0	NON-ROUTINE VACANCY RENOVATIONS		0
	<u>PHA WIDE NON-DWELLING EQUIPMENT</u>			<u>PHA WIDE NON-DWELLING EQUIPMENT</u>		
	OFFICE AND MAINTENANCE EQUIPMENT		3,000	OFFICE AND MAINTENANCE EQUIPMENT		3,000
	COMPUTER UPGRADES		20,000	COMPUTER UPGRADES		20,000
	AUTOMOTIVE EQUIPMENT		25,000	AUTOMOTIVE EQUIPMENT		25,000
	DEBT SERVICE		0	DEBT SERVICE		0
	Subtotal of Estimated Cost		174,530	Subtotal of Estimated Cost		174,530

form HUD 52834(10/96)
ref Handbook 7485.3

**Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2007	Work Statement for Year 2 FFY: 2008			Work Statement for Year 3 FFY: 2009		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	RESIDENT MANAGEMENT TRAINING/ASSIST RESIDENT GROUPS		0	RESIDENT MANAGEMENT TRAINING/ASSIST RESIDENT GROUPS		0
	EMPLOYEE TRAINING		5,000	EMPLOYEE TRAINING		5,000
	POLICE SALARIES		0	POLICE SALARIES		0
	CONSULTANT - COMPUTER CONVERSION		0	CONSULTANT - COMPUTER CONVERSION		0
	COMPUTER SOFTWARE		10,000	COMPUTER SOFTWARE		10,000
	MANAGER INFORMATIONS SYSTEM		40,945	MANAGER INFORMATIONS SYSTEM		40,945
	FRINGE BENEFITS MANAGEMENT IMPROVE.		5,849	FRINGE BENEFITS MANAGEMENT IMPROVE.		5,849
	MANAGEMENT IMPROVEMENT		131,642	MANAGEMENT IMPROVEMENT		134,275
	ADMINISTRATIVE SALARIES		162,549	ADMINISTRATIVE SALARIES		165,800
	BENEFITS		21,132	BENEFITS		21,555
	SUNDRY		2,500	SUNDRY		2,500
	AUDIT		6,680	AUDIT		6,680
	FEES/COSTS		10,000	FEES/COSTS		10,000
	CONTINGENCY		0	CONTINGENCY		74,212
	OPERATIONS		100,000	OPERATIONS		100,000
	Subtotal of Estimated Cost		496,297	Subtotal of Estimated Cost		576,816

**Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2007	Work Statement for Year 4 FFY: 2010			Work Statement for Year 5 FFY: 2011		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	RESIDENT MANAGEMENT TRAINING/ASSIST RESIDENT GROUPS		0	RESIDENT MANAGEMENT TRAINING/ASSIST RESIDENT GROUPS		0
	EMPLOYEE TRAINING		5,000	EMPLOYEE TRAINING		5,000
	POLICE SALARIES		0	POLICE SALARIES		0
	CONSULTANT - COMPUTER CONVERSION		0	CONSULTANT - COMPUTER CONVERSION		0
	COMPUTER SOFTWARE		10,000	COMPUTER SOFTWARE		10,000
	MANAGER INFORMATIONS SYSTEM		40,945	MANAGER INFORMATIONS SYSTEM		40,945
	FRINGE BENEFITS MANAGEMENT IMPROVE.		5,849	FRINGE BENEFITS MANAGEMENT IMPROVE.		5,849
	MANAGEMENT IMPROVEMENT		136,961	MANAGEMENT IMPROVEMENT		136,961
	ADMINISTRATIVE SALARIES		169,116	ADMINISTRATIVE SALARIES		169,116
	BENEFITS		21,986	BENEFITS		21,986
	SUNDRY		2,500	SUNDRY		2,500
	AUDIT		6,680	AUDIT		6,680
	FEES/COSTS		10,000	FEES/COSTS		10,000
	CONTINGENCY		22,990	CONTINGENCY		22,990
	OPERATIONS		100,000	OPERATIONS		100,000
	Subtotal of Estimated Cost		532,027	Subtotal of Estimated Cost		532,027

form HUD 52834(10/96)
ref Handbok 7485.3

NARRATIVE SUMMARY OF CFP PROGRAM YEAR
As of December 31, 2006

MAJOR WORK ACCOMPLISHED DURING THE PROGRAM YEAR OF January 1, 2006 THRU
DECEMBER 31, 2006 INCLUDED THE FOLLOWING:

1. COMPLETION OF COMPREHENSIVE RENOVATIONS AT ELMWOOD TERRACE DEVELOPMENT.
2. COMPLETION OF RELOCATION OF RESIDENTS NECESSARY TO ACCOMPLISH THE COMPREHENSIVE RENOVATIONS AT ELMWOOD TERRACE.
3. COMPLETION OF KITCHEN RENOVATIONS AT WEST HAVEN AND FAIRVIEW EAST.
4. COMPLETION OF ENTRANCE DOOR/HARDWARE PROJECT AT WEST HAVEN AND FAIRVIEW EAST.
5. CONTINUATION OF COMPREHENSIVE RENOVATIONS ON TEST BUILDING AT LINCOLN DEVELOPMENT.
6. BEGIN RENOVATIONS ON SECOND BUILDING AT LINCOLN DEVELOPMENT.
7. RELOCATION OF RESIDENTS NECESSARY TO ACCOMPLISH THE COMPREHENSIVE RENOVATIONS AT THE LINCOLN DEVELOPMENT.
8. COMPLETE DEMOLITION OF (7) APARTMENTS AT ELMWOOD TERRACE DEVELOPMENT.
9. BEGIN FENCE INSTALLATION AT LINCOLN DEVELOPMENT.
10. COMPLETE ROOF REPLACEMENT AT WOODCREST TERRACE AND ELMWOOD TERRACE DEVELOPMENTS.

RESIDENTS CONTINUE TO BE INVOLVED IN THE PLANNING PROCESS OF THE CAPITAL FUND PROGRAMS.

GRANT #NC19P01550102

THIS GRANT CLOSED IN OCTOBER 2006. AWAITING RECEIPT OF EXECUTED

COPY OF ACTUAL MODERNIZATION COST CERTIFICATE (AMCC).

GRANT #NC19P01550103

THIS GRANT IS DUE TO CLOSE IN MARCH 2007.

GRANT #NC19R01550103

THIS GRANT HAS BEEN FULLY OBLIGATED AND EXPENDED AND IS DUE TO CLOSE IN MARCH 2007.

GRANT #NC19P01550203

THIS GRANT CLOSED IN OCTOBER 2006. AWAITING RECEIPT OF EXECUTED COPY OF ACTUAL MODERNIZATION COST CERTIFICATE (AMCC)

GRANT #NC19P01550104

THIS GRANT IS ON SCHEDULE AND SHOULD CLOSE IN SUMMER 2007.

GRANT #NC19R01550104

THIS GRANT HAS BEEN FULLY OBLIGATED AND EXPENDED AND IS DUE TO CLOSE IN MARCH 2007.

GRANT #NC19P01550105

THIS GRANT IS ON SCHEDULE

GRANT #NC19R01550105

THIS GRANT IS ON SCHEDULE

ACTUAL OBLIGATIONS DECEMBER 31, 2006

GRANT NC19P01550102	\$2,154,341.00
GRANT NC19P01550103	\$1,772,568.00
GRANT NC19R01550103	\$ 5,953.00

GRANT NC19P01550203	\$ 354,453.00
GRANT NC19P01550104	\$2,052,821.00
GRANT NC19R01550104	\$ 6,894.00
GRANT NC19P01550105	\$1,218,203.05
GRANT NC19R01550105	\$ 1,926.31
GRANT NC19P01550106	\$ 100,000.00
GRANT NC19R01550206	\$ 0.00

ACTUAL EXPENDITURES DECEMBER 31, 2006

GRANT NC19P01550102	\$2,154,341.00
GRANT NC19P01550103	\$1,752,017.15
GRANT NC19R01550103	\$ 5,953.00
GRANT NC19P01550203	\$ 354,453.00
GRANT NC19P01550104	\$1,929,991.48
GRANT NC19R01550104	\$ 6,894.00
GRANT NC19P01550105	\$1,130,510.63
GRANT NC19R01550105	\$ 1,926.31
GRANT NC19P01550106	\$ 100,000.00
GRANT NC19R01550206	\$ 0.00

EXPLANATION OF PERFORMANCE ON IMPLEMENTATION SCHEDULE

GRANT NC19P01550102	-	CLOSED OCTOBER 2006 AWAITING EXECUTED AMCC
GRANT NC19P01550103	-	ON SCHEDULE - DUE TO CLOSE MARCH 2007
GRANT NC19R01550103	-	ON SCHEDULE - DUE TO CLOSE MARCH 2007

GRANT NC19P01550203 - CLOSED OCTOBER 2006
AWAITING EXECUTED AMCC

GRANT NC19P01550104 - ON SCHEDULE - DUE TO CLOSE SUMMER 2007

GRANT NC19R01550104 - ON SCHEDULE - DUE TO CLOSE MARCH 2007

GRANT NC19P01550105 - ON SCHEDULE

GRANT NC19R01550105 - ON SCHEDULE

GRANT NC19P01550106 - ON SCHEDULE

GRANT NC19R01550206 - NO ACTIVITY

THE HOUSING AUTHORITY IS IN THE PROCESS OF UPDATING THE NEEDS ASSESSMENT FOR 2007 WHICH WILL BE ON FILE FOR REVIEW AT THE GOLDSBORO HOUSING AUTHORITY OFFICE.

END OF NARRATIVE REPORT

Conversion of Public Housing to Tenant-Based Assistance

Initial Assessment (September 14, 2001)

Fairview Homes

This development consisting of 253 apartment units was built in 1951. The development is in good condition and scored 25.9 or 86% in the PHAS Physical Report for Fiscal Year 2000. Occupancy rate is in excess of 97% and there is no shortage of applicants for available units.

The Goldsboro area is considered a tight market for rental property. This is primarily attributed to Seymour Johnson Air Force Base and a low Fair Market Rent in the Section 8 Program. Owners are reluctant to offer their properties to the subsidy program, when they can earn more rent from the private market.

Given the fact that GHA's Section 8 Program has experienced problems attracting landlords and available units for rent, it is our conclusion that conversion of Fairview Apartments to vouchers would adversely affect the availability of affordable housing in the community. There is not enough supply of units to convert to tenant-based assistance.

Lincoln Apartments

This development consisting of 347 apartment units was built in 1951. The development is in good condition and scored 22.35 or 75% in the PHAS Physical Report for Fiscal Year 2000. Occupancy rate is in excess of 97%.

The Goldsboro area is considered a tight market for rental property. This is primarily attributed to Seymour Johnson Air Force Base and a low Fair Market Rent in the Section 8 Program. Owners are reluctant to offer their properties to the subsidy program, when they can earn more rent from the private market.

Given the fact that GHA's Section 8 Program has experienced problems attracting landlords and available units for rent, it is our conclusion that conversion of Lincoln Apartments to vouchers would adversely affect the availability of affordable housing in the community. There is not enough supply of units to convert to tenant-based assistance.

Woodcrest Terrace

This development consisting of 75 apartment units was built in 1962. The development is in good condition and scored 24.1 or 80% in the PHAS Physical Report for Fiscal Year 2000. All units have undergone extensive modernization through the Comprehensive Grant Program and have been transformed into modern apartments with central air and heat. Occupancy rate is in excess of 97%.

The Goldsboro area is considered a tight market for rental property. This is primarily attributed to Seymour Johnson Air Force Base and a low Fair Market Rent in the Section 8 Program. Owners are reluctant to offer their properties to the subsidy program, when they can earn more rent from the private market.

Given the fact that GHA's Section 8 Program has experienced problems attracting landlords and available units for rent, it is our conclusion that conversion of Woodcrest

Terrace Apartments to vouchers would adversely affect the availability of affordable housing in the community. There is not enough supply of units to convert to tenant-based assistance.

Elmwood Terrace

Elmwood was built in 1962 and contains 150 apartment units. Presently undergoing comprehensive renovations, the apartments are structurally sound. The PHAS Physical Report for Fiscal Year 2000 assigned a score of 24.6 or 82%, which is considered good condition. With ongoing renovations, the occupancy rate of available units is 91%.

The Goldsboro area is considered a tight market for rental property. This is primarily attributed to Seymour Johnson Air Force Base and a low Fair Market Rent in the Section 8 Program. Owners are reluctant to offer their properties to the subsidy program, when they can earn more rent from the private market.

Given the fact that GHA's Section 8 Program has experienced problems attracting landlords and available units for rent, it is our conclusion that conversion of Elmwood Terrace Apartments to vouchers would adversely affect the availability of affordable housing in the community. There is not enough supply of units to convert to tenant-based assistance.

West Haven Apartments

West Haven was built in 1974 and contains 250 family units and 50 elderly units. The units are in good condition as evidenced by the PHAS Physical Report for Fiscal Year 2000 score of 25.3 or 84%. The Occupancy rate is In excess of 97%.

The Goldsboro area is considered a tight market for rental property. This is primarily attributed to Seymour Johnson Air Force Base and a low Fair Market Rent in the Section 8 Program. Owners are reluctant to offer their properties to the subsidy program, when they can earn more rent from the private market.

Given the fact that GHA's Section 8 Program has experienced problems attracting landlords and available units for rent, it is our conclusion that conversion of West Haven Apartments to vouchers would adversely affect the availability of affordable housing in the community. There is not enough supply of units to convert to tenant-based assistance.

Little Washington

This development contains 50 apartment units and was built in 1978. The units are in good condition and its location is in the middle of a City-financed Redevelopment Project. The surrounding area is composed of middle income families and is very stable. The PHAS Physical Report for Fiscal Year 2000 score of 24.8 or 83% further indicates that the development is in good condition. The occupancy rate is 100%.

The Goldsboro area is considered a tight market for rental property. This is primarily attributed to Seymour Johnson Air Force Base and a low Fair Market Rent in the Section 8 Program. Owners are reluctant to offer their properties to the subsidy program, when they can earn more rent from the private market.

Given the fact that GHA's Section 8 Program has experienced problems attracting landlords and available units for rent, it is our conclusion that conversion of Little Washington Apartments to vouchers would adversely affect the availability of affordable housing in the community. There is not enough supply of units to convert to tenant-based assistance.

Conclusion:

Since conversion of any or all of the existing public housing development would result in homelessness for many of the current residents, it is felt that the public housing units should be maintained.

Statement of Consistency with the Consolidated Plan

The Consolidated Plan and the PHA Plan both strive to provide safe, sanitary and decent housing. Both plans meet the priority to provide low-income households with affordable housing. The PHA has partnered with the City to develop homeownership opportunities for low-income persons.