

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2007

PHA Name: City of Albemarle Department of Public Housing

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: City of Albemarle Dept. of Public Housing **PHA Number:** NC 075

PHA Fiscal Year Beginning: 07/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 200 Number of S8 units: Number of public housing units:
 Number of S8 units: 333

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

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

PHA Plan Contact Information:

Name: Garry Lewis Phone: (704) 984-9580
 TDD: Email (if available):

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

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

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (**nc075a01**)
- 8. Capital Fund Program 5-Year Action Plan (**nc075a01**)

Attachments

- Attachment A:** Criteria for Substantial Deviation and Significant Amendments
- Attachment B:** Resident Member on the PHA Governing Board
- Attachment C:** Membership of the Resident Advisory Board or Boards
- Attachment D:** Statement of Progress Relating to the Five-Year Plan
- Attachment E:** Deconcentration Analysis
- Attachment F:** Resident Assessment and Satisfaction Survey
- Attachment G:** Violence Against Women Act Information
- FY2006 CFP Performance and Evaluation Report (**nc075b01**)
- FY2005 CFP Performance and Evaluation Report (**nc075c01**)
- FY2004 CFP Performance and Evaluation Report (**nc075d01**)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

Form SF-LLL &SF-LLLa, *Disclosure of Lobbying Activities.*

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

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

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

The City of Albemarle Department of Public Housing does not use Site-Based Waiting Lists.

A. Site-Based Waiting Lists-Previous Year

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

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

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

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

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

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

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

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

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

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (State of North Carolina)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The 2006-2010 Consolidated Plan for the State of North Carolina lists the primary need for housing assistance as: North Carolinians with incomes below 30% of the area median income. Due to the rising cost of housing across the state in recent years, and income levels that are generally below \$10,000 per year, the ability to afford any sort of safe, decent, and sanitary housing for this population is extremely problematic. The City of Albemarle Department of Public Housing helps meet this need by serving this portion of the population.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Attachment A

Criteria for Substantial Deviation and Significant Amendments

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$15,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment B

Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires):

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

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

Because the Department of Public Housing is a department of the City of Albemarle, the City Council serves as the governing Board for the Department. All positions on the City Council are elected by the residents of the City of Albemarle during a general election.

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Attachment C

Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Betty Loyed	507 Martin L. King Dr.
Joyce A. Blackmon	431 Grigg Street
Zina R. Watkins	435 Grigg Street
Eddie Youngblood	1451 Inger Street
Shelley D. Honeycutt	1521 Inger Street
Charles Andrews	535 Martin L. King Dr.
Saundra D. Kendall	617 Martin L. King Dr.
Cindy Hill	2303-B Badin Road Hwy. 740
Janice Harris	405 South Bell Avenue

Attachment D

Statement of Progress Relating to the Five-Year Plan

Goal: Expand the supply of assisted housing

Objective:

Reduce public housing vacancies

Progress: Some improvement has been made in the area of vacancies. At the time of the completion of this Plan, there were eight (8) vacancies. The DOPH is still working with a contractor to help make vacant units ready to rent. While this has helped overall, some months have more vacancies than others. The Director will continue to monitor vacancies and make changes as necessary.

Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Progress: The DOPH received a score of 89 on the Public Housing Assessment Sub-System for 2005. This is only 1 point away from being a High Performer.

Improve voucher management: (SEMAP score)

Progress: The DOPH received a score of 85 on the most recent Section Eight Management Assessment Program (SEMAP). This was an increase of 1 point over the last assessment.

Increase customer satisfaction:

Progress: Due to small PHA Deregulation, the DOPH did not receive a Resident Assessment and Satisfaction Survey score this year.

Renovate or modernize public housing units:

Progress: The DOPH will continue to renovate public housing using the Capital Fund Program. The Capital Fund Annual Statement and Five-Year Plan for 2007-2011 is included with the Agency Plan.

Goal: Increase assisted housing choices

Objectives:

Conduct outreach efforts to potential voucher landlords

Progress: Monthly briefings for private landlord are still being held by the DOPH. The briefings include information about how the program works and the benefits of having tenants from Section 8.

Goal: Provide an improved living environment

Objective:

Implement public housing security improvements:

Progress: The Director meets with the Police Department on a regular basis to discuss safety and crime issues. The Director is also on the Safety Council which is made up of all City Department Directors.

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:

Progress: The DOPH has implemented the Community Service Policy which has helped to increase employment among public housing residents.

The DOPH operates a Computer Lab which is open Monday thru Friday and helps residents to increase their computer skills.

The Resident Services Coordinator coordinates various programs to provide residents with training opportunities.

Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Continue to follow rules and regulations for admissions to and continued occupancy of the Public Housing and Section 8 Programs as issued by the Department of Housing and Urban Development.

Progress: The DOPH continues to follow admissions and continued occupancy guidelines as established by the Department of Housing and Urban Development.

Attachment E

Deconcentration Analysis

The Department of Public Housing performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
Amhurst Gardens	\$8,303	\$8,540	97.3%
Elizabeth Heights	\$9,231	\$8,540	108.1%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income.

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)]

Attachment F

Resident Assessment and Satisfaction Survey

Overview

Every other year, the Department of Housing and Urban Development (HUD) sends customer satisfaction surveys to a sample of public housing residents. The survey includes questions covering the areas of maintenance, communication, safety, services and neighborhood appearance. The residents are asked to rate the City of Albemarle Department of Public Housing in each of these areas. Once the completed surveys are returned to HUD, a score is calculated for each area based on the resident responses. If the score of any section falls below 75%, the Department of Public Housing must develop a Follow-Up Plan to address the low score. The City of Albemarle Department of Public Housing received the following scores on the FY2005 Resident Assessment Survey. Due to small PHA Deregulation, HUD did not issue a survey for FY2006.

<u>Section</u>	<u>FY2005 Score</u>	<u>FY2003 Score</u>
Maintenance and Repair	93.5%	91.5%
Communication	77.4%	76.1%
Safety	75.2%	83.8%
Services	97.9%	95.8%
Neighborhood Appearance	70.8%	71.0%

Because the score for Neighborhood Appearance fell below 75%, the Department of Public Housing must address that section of the survey with a Follow-Up Plan. The Follow-Up Plan is listed below.

Follow-Up Plan

The DOPH will use the Capital Fund Program to increase the appearance of its' properties. Some of the items listed in the Capital Fund Plan include replacing exterior siding, repaving parking areas and landscaping.

Attachment G

Violence Against Women Act Information

The City of Albemarle Department of Public Housing is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, the DOPH will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Next, housing assistance will not be terminated to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Department still retains the right to terminate assistance for other criminal activity or good cause.

Lastly, all information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

At this time, the Department does not intend to put a victim of domestic violence admissions preference in place in either program. The Director will periodically review the need for such preference and may add an admissions preference for victim of domestic violence if a need is determined.

All applicants are notified of their rights under the Violence Against Women Act during the application process.

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

The Capital Fund Program FY2007 Annual Statement is located at Attachment nc075a01.

8. Capital Fund Program Five-Year Action Plan

The Capital Fund Program FY2007 Five-Year Plan is located at Attachment nc075a01.

Annual Statement/Performance and Evaluation Report

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

PHA Name: City of Albemarle, Department of Public Housing	Grant Type and Number Capital Fund Program Grant No: NC19P07550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
--	--	----------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$5,000.00			
3	1408 Management Improvements Soft Costs	\$5,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	\$5,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$23,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00			
10	1460 Dwelling Structures	\$262,516.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$310,516.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security –Soft Costs				
24	Amount of line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

PHA Name: City of Albemarle, Department of Public Housing		Grant Type and Number Capital Fund Program Grant No: NC19P07550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Operations								
PHA-Wide	Operating Fund		1406		\$5,000.00				
	Subtotal 1406			LS	\$5,000.00				
	Management Improvements								
PHA-Wide	Staff Training		1408	LS	\$5,000.00				
	Subtotal 1408				\$5,000.00				
	Administration								
PHA-Wide	Pay part of staff salary to supervise and administer Capital Fund Projects.		1410	LS	\$5,000.00				
	Subtotal 1410				\$5,000.00				
	Fees and Costs								
PHA-Wide	A&E Fees		1430	LS	\$20,000.00				
PHA-Wide	Agency Plan Update		1430	LS	\$3,000.00				
	Subtotal 1430				\$23,000.00				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: City of Albemarle, Department of Public Housing		Grant Type and Number Capital Fund Program Grant No: NC19P07550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	<u>Site Improvements</u>							
PHA-Wide	Landscaping and installation of fencing		1450	LS	\$10,000.00			
	Subtotal 1450				\$10,000.00			
	<u>Dwelling Structures</u>							
Amhurst Gardens	Unit modernization including roofing, windows, siding, and electric meter bases (Phase 3)		1460	LS	\$262,516.00			
	Subtotal 1460				\$262,516.00			
	Capital Fund Program Grant Total				\$310,516.00			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: City of Albemarle, Department of Public Housing		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
PHA-Wide	Annual Statement	\$78,000.00	\$73,000.00	\$235,516.00	\$235,516.00
Amhurst Gardens		\$232,516.00	\$237,516.00	\$75,000.00	\$75,000.00
Elizabeth Heights		\$0.00	\$0.00	\$0.00	\$0.00
Total CFP Funds (Est.)		\$310,516.00	\$310,516.00	\$310,516.00	\$310,516.00
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
See Annual Statement		<u>Operations - 1406</u>			<u>Operations - 1406</u>	
	PHA-Wide	Operating Fund	\$5,000.00	PHA-Wide	Operating Fund	\$5,000.00
		Subtotal 1406	\$5,000.00		Subtotal 1406	\$5,000.00
		<u>Management Improvements - 1408</u>			<u>Management Improvements - 1408</u>	
	PHA-Wide	Staff Training	\$5,000.00	PHA-Wide	Staff Training	\$5,000.00
		Subtotal 1408	\$5,000.00		Subtotal 1408	\$5,000.00
		<u>Administration - 1410</u>			<u>Administration - 1410</u>	
	PHA-Wide	Pay part of staff salary to supervise and administer Capital Fund Projects.	\$5,000.00	PHA-Wide	Pay part of staff salary to supervise and administer Capital Fund Projects.	\$5,000.00
		Subtotal 1410	\$5,000.00		Subtotal 1410	\$5,000.00
		<u>Fees and Costs - 1430</u>			<u>Fees and Costs - 1430</u>	
	PHA-Wide	A&E Fees	\$20,000.00	PHA-Wide	A&E Fees	\$20,000.00
	PHA-Wide	Agency Plan	\$3,000.00	PHA-Wide	Agency Plan	\$3,000.00
		Subtotal 1430	\$23,000.00		Subtotal 1430	\$23,000.00
		<u>Site Improvements – 1450</u>			<u>Site Improvements – 1450</u>	
	PHA-Wide	Landscaping	\$10,000.00	PHA-Wide	Landscaping	\$10,000.00
		Subtotal 1450	\$10,000.00		Subtotal 1450	\$10,000.00
		<u>Dwelling Structures - 1460</u>			<u>Dwelling Structures - 1460</u>	
	Amhurst Gardens	Unit Modernization including roofing, windows, siding, and electric meter bases (Phase 4)	\$232,516.00	Amhurst Gardens	Unit Modernization including roofing, windows, siding, and electric meter bases (Phase 5)	\$237,516.00
		Subtotal 1460	\$232,516.00		Subtotal 1460	\$237,516.00
		<u>Non-Dwelling Equipment – 1475</u>			<u>Non-Dwelling Equipment – 1475</u>	
	PHA-Wide	Purchase Resident Services Van	\$30,000.00	PHA-Wide	Purchase Vehicle	\$25,000.00
		Subtotal 1475	\$30,000.00		Subtotal 1475	\$25,000.00
		Capital Fund Program Grant Total	\$310,516.00		Capital Fund Program Grant Total	\$310,516.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
		<u>Operations - 1406</u>			<u>Operations - 1406</u>	
	PHA-Wide	Operating Fund	\$40,000.00	PHA-Wide	Operating Fund	\$40,000.00
See Annual Statement		Subtotal 1406	\$40,000.00		Subtotal 1406	\$40,000.00
		<u>Management Improvements - 1408</u>			<u>Management Improvements - 1408</u>	
	PHA-Wide	Staff Training	\$5,000.00	PHA-Wide	Staff Training	\$5,000.00
		Subtotal 1408	\$5,000.00		Subtotal 1408	\$5,000.00
		<u>Administration - 1410</u>			<u>Administration - 1410</u>	
	PHA-Wide	Pay part of staff salary to supervise and administer Capital Fund Projects.	\$5,000.00	PHA-Wide	Pay part of staff salary to supervise and administer Capital Fund Projects.	\$5,000.00
		Subtotal 1410	\$5,000.00		Subtotal 1410	\$5,000.00
		<u>Fees and Costs - 1430</u>			<u>Fees and Costs - 1430</u>	
	PHA-Wide	A&E Fees	\$20,000.00	PHA-Wide	A&E Fees	\$20,000.00
	PHA-Wide	Agency Plan	\$3,000.00	PHA-Wide	Agency Plan	\$3,000.00
		Subtotal 1430	\$23,000.00		Subtotal 1430	\$23,000.00
		<u>Site Improvements – 1450</u>			<u>Site Improvements – 1450</u>	
	PHA-Wide	Landscaping	\$20,000.00	PHA-Wide	Landscaping	\$20,000.00
		Subtotal 1450	\$20,000.00		Subtotal 1450	\$20,000.00
		<u>Dwelling Structures - 1460</u>			<u>Dwelling Structures - 1460</u>	
	PHA-Wide	Replace interior doors (Phase 1)	\$142,516.00	PHA-Wide	Replace interior doors (Phase 2)	\$85,000.00
		Subtotal 1460	\$142,516.00	PHA-Wide	Termite Treatment	\$57,516.00
					Subtotal 1460	\$142,516.00
		<u>Non-Dwelling Structures – 1470</u>			<u>Non-Dwelling Structures – 1470</u>	
	Amhurst Gardens	Modernization of Community Building (Phase 1)	\$75,000.00	Amhurst Gardens	Modernization of Community Building (Phase 2)	\$75,000.00
		Subtotal 1470	\$75,000.00		Subtotal 1470	\$75,000.00
		Capital Fund Program Grant Total	\$310,516.00		Capital Fund Program Grant Total	\$310,516.00

Annual Statement/Performance and Evaluation Report

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

PHA Name: City of Albemarle, Department of Public Housing	Grant Type and Number Capital Fund Program Grant No: NC19P07550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
---	--	---------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$5,000.00		\$5,000.00	\$0.00
3	1408 Management Improvements Soft Costs	\$5,000.00		\$0.00	\$0.00
	Management Improvements Hard Costs				
4	1410 Administration	\$5,000.00		\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$23,000.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$40,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$232,516.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$310,516.00		\$5,000.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security –Soft Costs				
24	Amount of line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

PHA Name: City of Albemarle, Department of Public Housing		Grant Type and Number Capital Fund Program Grant No: NC19P07550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
	<u>Operations</u>								
PHA-Wide	Operating Fund		1406	LS	\$5,000.00	\$5,000.00	\$0.00		
	Subtotal 1406				\$5,000.00	\$5,000.00	\$0.00		
	<u>Management Improvements</u>								
PHA-Wide	Staff Training		1408	LS	\$5,000.00	\$0.00	\$0.00		
	Subtotal 1408				\$5,000.00	\$0.00	\$0.00		
	<u>Administration</u>								
PHA-Wide	Pay part of staff salary to supervise and administer Capital Fund Projects.		1410	LS	\$5,000.00	\$0.00	\$0.00		
	Subtotal 1410				\$5,000.00	\$0.00	\$0.00		
	<u>Fees and Costs</u>								
PHA-Wide	A&E Fees		1430	LS	\$20,000.00	\$0.00	\$0.00		
PHA-Wide	Agency Plan Update		1430	LS	\$3,000.00	\$0.00	\$0.00		
	Subtotal 1430				\$23,000.00	\$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: City of Albemarle, Department of Public Housing		Grant Type and Number Capital Fund Program Grant No: NC19P07550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	Site Improvements							
PHA-Wide	Landscaping and installation of fencing		1450	LS	\$15,000.00	\$0.00	\$0.00	
Amhurst Gardens	Renovation of the ball field (Phase 2)		1450	LS	\$25,000.00	\$0.00	\$0.00	
	Subtotal 1450				\$40,000.00	\$0.00	\$0.00	
	Dwelling Structures							
Amhurst Gardens	Unit modernization including roofing, windows, siding, and electric meter bases (Phase 2)		1460	LS	\$232,516.00	\$0.00	\$0.00	
	Subtotal 1460				\$232,516.00	\$0.00	\$0.00	
	Capital Fund Program Grant Total				\$310,516.00	\$5,000.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

PHA Name: City of Albemarle, Department of Public Housing	Grant Type and Number Capital Fund Program Grant No: NC19P07550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--	--	----------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$5,000.00	\$5,000.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs	\$5,000.00	\$2,500.00	\$0.00	\$0.00
	Management Improvements Hard Costs				
4	1410 Administration	\$5,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$23,000.00	\$22,650.00	\$2,650.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$65,000.00	\$101,625.10	\$86,625.10	\$0.00
10	1460 Dwelling Structures	\$237,191.00	\$208,415.90	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$340,191.00	\$340,191.00	\$89,275.10	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security –Soft Costs				
24	Amount of line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

PHA Name: City of Albemarle, Department of Public Housing		Grant Type and Number Capital Fund Program Grant No: NC19P07550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<u>Operations</u>								
PHA-Wide	Operating Fund		1406		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Subtotal 1406			LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	<u>Management Improvements</u>								
PHA-Wide	Staff Training		1408	LS	\$5,000.00	\$2,500.00	\$0.00	\$0.00	
	Subtotal 1408				\$5,000.00	\$2,500.00	\$0.00	\$0.00	
	<u>Administration</u>								
PHA-Wide	Pay part of staff salary to supervise and administer Capital Fund Projects.		1410	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1410				\$5,000.00	\$0.00	\$0.00	\$0.00	
	<u>Fees and Costs</u>								
PHA-Wide	A&E Fees		1430	LS	\$20,000.00	\$20,000.00	\$0.00	\$0.00	
PHA-Wide	Agency Plan Update		1430	LS	\$3,000.00	\$2,650.00	\$2,650.00	\$0.00	Ongoing
	Subtotal 1430				\$23,000.00	\$22,650.00	\$2,650.00	\$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: City of Albemarle, Department of Public Housing		Grant Type and Number Capital Fund Program Grant No: NC19P07550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Site Improvements								
PHA-Wide	Landscaping and installation of fencing		1450	LS	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
Amhurst Gardens	Renovation of the ball field (Phase 1)		1450	LS	\$25,000.00	\$0.00	\$0.00	\$0.00	
Elizabeth Heights	Site improvements related to Section 504 Compliance		1450	LS	\$25,000.00	\$86,625.10	\$86,625.10	\$0.00	Ongoing
	Subtotal 1450				\$65,000.00	\$101,625.10	\$86,625.10	\$0.00	
	Dwelling Structures								
Amhurst Gardens	Install new windows (Phase 1)		1460	32 units	\$85,344.00	\$0.00	\$0.00	\$0.00	
Amhurst Gardens	Replace siding (Phase 1)		1460	96 units	\$96,764.00	\$0.00	\$0.00	\$0.00	
Amhurst Gardens	Install new electric meter bases and meters (Phase 1)		1460	11 each	\$27,913.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Unit renovations related to Section 504 Compliance (Phase 2)		1460	LS	\$27,170.00	\$0.00	\$0.00	\$0.00	
Amhurst Gardens	Unit modernization including roofing, windows, siding, and electric meter bases(Phase 1)		1460	30 units	\$0.00	\$208,415.90	\$0.00	\$0.00	
	Subtotal 1460				\$237,191.00	\$208,415.90	\$0.00	\$0.00	
	Capital Fund Program Grant Total				\$340,191.00	\$340,191.00	\$89,275.10	\$0.00	

Annual Statement/Performance and Evaluation Report

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

PHA Name: City of Albemarle, Department of Public Housing	Grant Type and Number Capital Fund Program Grant No: NC19P07550104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
---	---	---------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$5,000.00	\$18,766.58	\$18,766.58	\$18,766.58
3	1408 Management Improvements Soft Costs	\$5,000.00	\$1,923.97	\$1,923.97	\$1,923.97
	Management Improvements Hard Costs				
4	1410 Administration	\$5,000.00	\$745.92	\$745.92	\$745.92
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$26,000.00	\$26,944.00	\$26,944.00	\$19,362.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$115,000.00	\$184,989.90	\$184,989.90	\$41,571.50
10	1460 Dwelling Structures	\$211,899.00	\$134,528.63	\$134,528.63	\$134,528.63
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$367,899.00	\$367,899.00	\$367,899.00	\$216,898.60
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security –Soft Costs				
24	Amount of line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

PHA Name: City of Albemarle, Department of Public Housing		Grant Type and Number Capital Fund Program Grant No: NC19P07550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<u>Operations</u>								
PHA-Wide	Operating Fund		1406		\$5,000.00	\$18,766.58	\$18,766.58	\$18,766.58	Complete
	Subtotal 1406			LS	\$5,000.00	\$18,766.58	\$18,766.58	\$18,766.58	
	<u>Management Improvements</u>								
PHA-Wide	Staff Training		1408	LS	\$5,000.00	\$1,923.97	\$1,923.97	\$1,923.97	Complete
	Subtotal 1408				\$5,000.00	\$1,923.97	\$1,923.97	\$1,923.97	
	<u>Administration</u>								
PHA-Wide	Pay part of staff salary to supervise and administer Capital Fund Projects.		1410	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	Deleted
PHA-Wide	Bid advertisement in paper		1410	LS	\$0.00	\$745.92	\$745.92	\$745.92	Complete
	Subtotal 1410				\$5,000.00	\$745.92	\$745.92	\$745.92	
	<u>Fees and Costs</u>								
PHA-Wide	A&E Fees		1430	LS	\$20,000.00	\$24,294.00	\$24,294.00	\$16,712.00	Ongoing
PHA-Wide	Agency Plan Update		1430	LS	\$3,000.00	\$2,650.00	\$2,650.00	\$2,650.00	Complete
PHA-Wide	Energy Audit		1430	LS	\$3,000.00	\$0.00	\$0.00	\$0.00	Moved
	Subtotal 1430				\$26,000.00	\$26,944.00	\$26,944.00	\$19,362.00	

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

Part II: Supporting Pages

PHA Name: City of Albemarle, Department of Public Housing		Grant Type and Number Capital Fund Program Grant No: NC19P07550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<u>Site Improvements</u>								
PHA-Wide	Landscaping		1450	LS	\$15,000.00	\$6,350.00	\$6,350.00	\$6,350.00	Complete
Amhurst Gardens	Renovation of the ball field, installation of fence and basketball court (Phase 1)		1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	Moved to later years
Elizabeth Heights	Site Improvements related to Section 504 Compliance		1450	LS	\$100,000.00	\$178,639.90	\$178,639.90	\$35,221.50	Ongoing
	Subtotal 1450				\$115,000.00	\$184,989.90	\$184,989.90	\$41,571.50	
	<u>Dwelling Structures</u>								
Amhurst Gardens	Install new windows (Phase 1)		1460	20 units	\$0.00	\$0.00	\$0.00	\$0.00	Moved to later years
Amhurst Gardens	Replace siding (Phase 1)		1460	20 units	\$0.00	\$0.00	\$0.00	\$0.00	Moved to later years
Amhurst Gardens	Install new electric meter bases and meters (Phase 1)		1460	10 each	\$0.00	\$0.00	\$0.00	\$0.00	Moved to later years
Elizabeth Heights	Unit Modernization (Phase 1)		1460	20 units	\$135,043.00	\$134,528.63	\$134,528.63	\$134,528.63	Complete
PHA-Wide	Unit renovations related to Section 504 Compliance (Phase 1)		1460	LS	\$76,856.00	\$0.00	\$0.00	\$0.00	Moved to later years
	Subtotal 1460				\$211,899.00	\$134,528.63	\$134,528.63	\$134,528.63	
	Capital Fund Program Grant Total				\$367,899.00	\$367,899.00	\$367,899.00	\$216,898.60	

