

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 2008

**HOUSING AUTHORITY OF THE CITY OF
WILMINGTON NORTH CAROLINA – nc001v03**

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

Due By: January 17, 2008

FY 2008
AGENCY ANNUAL PLAN SUBMITTAL
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**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Wilmington, NC

PHA Number: NC001

PHA Fiscal Year Beginning: 4/2008

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 www.wha.net/2008agencyannualplan
- 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: (state mission here)

The Wilmington Housing Authority is a leader in promoting affordable housing opportunities for low and moderate-income families and is committed to offering quality housing choices and economic opportunities for the residents of Wilmington.

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)
Acquire land for possible future WHA development
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 85 (2006 Score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- 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:
- 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:
- 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:
 - 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)

1. The Authority contracted with UNCW students to conduct a customer satisfaction survey.
2. The Authority has applied for \$1,000,000 YouthBuild Grant.
3. The Authority will select a contractor to complete Phase III Homeownership units at Jervay, as buyers are located.
4. The Authority began construction of 96 elderly and 48 family units at Taylor homes site.
5. The Authority plans to submit a Low Income Tax Credit Applications to the NC Housing Finance Agency to construct affordable rental units at the Winfield Smith site as part of the Robert R. Taylor Homes Revitalization Plan.
6. Submit two low income tax credit applications to the North Carolina Housing Finance Agency to construct (1) affordable public housing rental units at the Winfield Smith site as part of the Robert R. Taylor Homes Revitalization Plan. (2) To construct affordable public housing rental units at Nesbitt Courts and other locations as needed.
7. The Authority will use the proceeds from the sale of Solomon Towers to build approximately 100 elderly/handicapped units at Winfield Smith site.
8. The Authority will enter into an Inter-local Agreement with the local law enforcement to provide additional police presence on our sites.
9. WHA received approval from HUD early 2007 to demolish Nesbitt Courts in 2008.
10. The PH lease has been updated and will be implemented during 2008.

ATTACHMENT: nc001c01 – Brief Summary in meeting WHA’s Goals

Annual PHA Plan
PHA Fiscal Year 2008

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

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 n/a
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

- nc001a01: FY 2007 Capital Fund Program Annual Statement
- nc001b01: FY 2007 Capital Fund Program 5 Year Action Plan
- nc001c01: Brief Summary in meeting its Missions and Goals
- nc001d01: Resident Membership of PHAs Governing Board
- nc001e01: Membership of Resident Advisory Board
- nc001f01: Implementation of Public Housing Resident Community Service
- nc001g01: Section 8 Homeownership Capacity Statement
- nc001h01: Comments of Resident Advisory Board **TBS**
- nc001i01: Pet Policy Statement
- nc001j01: Voluntary Conversion Initial Assessment
- nc001k01: (6) Deconcentration and Income Mixing Template
- nc001l01: Performance Evaluation Reports for Period Ending 9/30/06 **TBS**
- nc001m01: Community Services and FSS Programs
- nc001n01: Project Based Assistance Statement

Optional Attachments:

- PHA Management Organizational Chart
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input 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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Income Analysis of Public Housing Covered Developments	Annual Plan
X	RASS Follow-Up Plan	Annual Plan
X	WHA Reorganization Plan	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-ability	Size	Loca-tion
Income <= 30% of AMI	4879	5	5	5	N/A	N/A	N/A
Income >30% but <=50% of AMI	2967	5	5	4	N/A	N/A	N/A
Income >50% but <80% of AMI	5,101	5	5	2	N/A	N/A	N/A
Elderly	3,536	4	5	3	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity W	753	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity B	4,538	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity H	99	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							

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: City of Wilmington North Carolina Community
 Development Block Grant and Home Annual Action Plan
 For FY 2005-2006.**
- U.S. Census data: the Comprehensive Housing Affordability Strategy
 (“CHAS”) dataset 2000
- American Housing Survey data
 Indicate year:
- Other housing market study
 Indicate year:
- Other sources: (list and indicate year of information)

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/sub-jurisdiction:			
	NUMBER OF FAMILIES	% OF TOTAL FAMILIES	Annual Turnover
Waiting list total	2,123		*1,900
Extremely low income <=30% AMI	1,592	75	
Very low income (>30% but <=50% AMI)	510	24	
Low income (>50% but <80% AMI)	21	1	
Families with children	609	29	
Elderly families	403	19	
Families with Disabilities	488	23	

Housing Needs of Families on the Waiting List			
Race/ethnicity W	705	38	
Race/ethnicity B	1,396	61	
Race/ethnicity I	12	.008	
Race/ethnicity A/P	10	.0009	
Characteristics by Bedroom Size (Section 8-tenant based Housing Only)			
1BR	564	28	
2 BR	988	49	
3 BR	467	22	
4 BR	102	.048	
5 BR	2	.0009	
5+ BR			
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			
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 checked="" type="checkbox"/> Yes (Domestic Violence)			

***Due to blitz from under leasing.**

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub-jurisdiction:

	# of families	% Of total families	Annual Turnover
Waiting list total	1215		879
Extremely low income <=30% AMI	934	77	
Very low income (>30% but <=50% AMI)	230	19	
Low income (>50% but <80% AMI)	51	6	
Families with children	455	37	
Elderly families	105	9	
Families with Disabilities	221	18	
Race/ethnicity W	183	15	
Race/ethnicity B	972	80	
Race/ethnicity Indian/Alaskan	61	5	
Race/ethnicity/Latinos	80	9.1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	760	63	
2 BR	326	27	
3 BR	121	10	
4 BR	8	1	
5 BR	0	0	
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)? Since July 15, 2007			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes Domestic Violence			

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)
To best service our residents effectively and efficiently, WHA may need to dispose and/or acquire additional office space as the needs of the Authority are evaluated.

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)

WHA may convert up to 207 Tenant Based Vouchers to Project Based Assistance (20%) in the coming year for the purpose of addressing the housing needs in the Wilmington area. A study of the census tracts indicates that all tracts are eligible for Project Based Assistance.

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)

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,

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	5,940,000	
b) Public Housing Capital Fund	1,836,624	
CFP - HRF 2008	365,702	
Capital Fund Leveraging	1,700,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,800,244	
f) ROSS		
Family	350,000	
Elderly	0	
Homeownership	0	
Neighborhood Networks	0	
g) Community Development Block Grant		
h) Youth Build	1,000,000	Youth Construction/Job Training Program
Other Federal Grants (list below)		
HOPWA	9,000	Housing - People w/AIDS
Century Community Learning Program	0	After-school program
Safe Schools Program	0	Parent Advocacy Program
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Leveraging	1,084,000	Vesta Public Housing Capital Improvements
CFP - HRF'07 Taylor	317,818	Public Housing Capital Improvements
CFP - HRF'07Jervay	268,000	Public Housing Capital Improvements
CFP - 07	1,836,624	Public Housing Capital Improvements
CFP - HRF'06 Taylor	365,702	Public Housing Capital Improvements
CFP - 06	950,000	Public Housing Capital Improvements

CFP - 05	250,000	Public Housing Capital Improvements
Governor Crime Prevention	73,700	Youth Wood Working Program
3. Public Housing Dwelling Rental Income		
Rental Income	2,227,000	PH Operations
4. Other Income (list below)		
Tenant Charges & Misc. Income	111,000	PH Operations
Excess Utilities	144,000	PH Operations
5. Non-federal sources (list below)		
Investment Income	70,000	PH Operations
Tax Credits	16,668,000	Rental Units Development
North Carolina Housing & Finance	185,000	Down payment Assistance
Total Resources ALL SOURCES OF FUNDING ONLY COVER FEDERAL HOUSING PROGRAMS (Rental/ Section8)	43,552,414	

Section 8 tenant-based assistance, Section 8 supportive services or other.

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: (60 days)
- Other: (describe) **At Application**

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

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

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 **WHA will follow the regulatory guidelines on these procedures)**
 - 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

WHA will follow the regulatory guidelines on these procedures.

1. How many site-based waiting lists will the PHA operate in the coming year? 7
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
- Over housed
- Under housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) (Deconcentrations/Income Targeting)

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.)

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

Former Federal preferences:

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

Other preferences: (select below)

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

Other preference(s) (list below) Graduates of Transitional Housing Programs

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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) Pre-Occupancy Counseling

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) Upon request by WHA

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Vesta Village; Rankin Terrace

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" were 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:

Vesta Village; Rankin Terrace

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:

Hillcrest; Houston Moore

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).**

NOTE: WHA may convert up to 207 Tenant Based Vouchers to Project Based Assistance (20%) in the coming year for the purpose of addressing the housing needs in the Wilmington area. A study of the census tracts indicates that all tracts are eligible for Project Based Assistance.

(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)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below: WHA will grant 60 days extension on a voucher if the family requests the extension and there are available vouchers in, which an extension may be given.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Families that include a person with disabilities
Resources for the elderly and disabled (MH) Medicaid
Ex. HOPEWOOD (Walter Vincent)

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

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- Homelessness
- High rent burden
- 1 Families that include a person with Disabilities

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)
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) **N/A**
- This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
 - Briefing sessions and written materials
 - Other (list below) Tenant Bulletin
- 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: **Chapter 6 – ACOP Policies**

(I) The family has lost eligibility for or is awaiting an eligibility determination for a federal state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

(II) The Family would be evicted because it is unable to pay the minimum rent.

(III) Family income has decreased because of changed family circumstances, including the loss of employment.

(IV) A death has occurred in the family.

(V) The family has experienced other circumstances determined by the PHA.

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) N/A

- 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) N/A

- 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)

Family Composition is required at all times/decrease in income

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 Three and Four
- 110% of FMR zero, one and two bedrooms
- 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)

- **The Voucher Payment Standards for the zero, one and two bedrooms are calculated at 110% of the FMR. Amounts are competitive to the area rentals and have caused no hardship on applicants locating affordable units. The Voucher Payment Standards for the three and four bedrooms will remain at 90% of the FMR.**

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)

- **The Voucher Payment Standards for the zero, one and two bedrooms are calculated at 110% of the FMR. Amounts are competitive to the area rentals and have caused no hardship on applicants locating affordable units. The Voucher Payment Standards for the three and four bedrooms will remain at 90% of the FMR.**

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)

- Section 8 Administrative Plan

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 Executive Director reports to a (9) member Board of Commissioners. The Assistant Executive Director reports to the Executive Director.

Five (5) Department Directors report to the Assistant Executive Director as follows:

- Director of Finance
- Director of Human Resources
- Director of Operations
- Director of Resident Services
- Director of Section 8/Tenant Selection

The Director of the Authority’s nonprofit subsidiary, HEO (Housing, Economics and Opportunities, Inc.) reports directly to the Executive Director.

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	1,234 units of PH	240
Section 8 Vouchers	1,722 vouchers	540
Capital Fund	1,234 PH Capital	130

	Improvements	
Resident Opportunity & Self Sufficiency	1,151 families Services to all families	226
**Youth Build	Provide training for approximately 20-30 youth between the ages of 17-24.	30

****YOUTHBUILD is a federal grant program that provides the opportunity for young men and women to learn skills in the construction trades, works towards GED attainment and to develop leadership skills. In the 30-month funding cycle, we aspire to serve 30 participants. The current turnover rate is about 76% (7/29). However, we are currently recruiting and anticipate a minimum of 25 program completers maintaining our 30 by the end of this funding cycle.**

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)

- Admissions and Continued Occupancy Policy
- Blood Borne Disease Policy
- Check Signing Policy
- Cost Allocation Plan
- Commissioners Ethics Policy
- EIV Security Policy
- Facilities Use Policy
- Criminal Records Management Policy
- Disposition Policy (Included in Procurement Policy)
- Drug Free Policy (Included in Personnel Policy)
- Equal Opportunity Policy
- Ethics Policy (Included in Personnel Policy)
- Fire Policy
- Fund Transfer Policy
- Hazardous Materials Policy
- Individual Development Accounts Policies/Procedures
- Identification Badge Program (Included in ACOP)
- Investment Policy
- Lead Based Paint Policy

- Maintenance Policy (Pest Control Policy included)
- Natural Disaster Policy
- NCIC Policy
- Screening & Eviction for Drug Abuse and Other Criminal Activity (Included in ACOP)
- Personnel Policy
- Procurement Policy
- Public Records Policy
- Media Policy
- Relocation Policy
- Resident Initiatives Statement of Policies and Procedures
- Safety and Crime Prevention
- Safety and Health Program Policy
- Trespassing Policy

(2) Section 8 Management: (list below)
 Administrative Plan – Section 8

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

WHA will use Capital Funds for vacancy reduction

(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 nc001a01**.

-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 nc001b01**.

-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: Robert S. Jervay Place
2. Development (project) number: NC19P001003
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:

Robert S. Jervay

- 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?

WHA plans to purchase units and/or build new public housing units within the coming year within New Hanover County which may include Replacement Housing Factor Funds?

WHA may acquire land for future WHA development of property.

As the needs of the Authority are evaluated, WHA may acquire additional office space to best serve our residents effectively and efficiently.

Demolition/Disposition Activity Description	
1a. Development name:	Nesbitt Courts
1b. Development (project) number:	NC19P001001R
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" 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> Submit Application – 9/29/06
5. Number of units affected:	216
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected 1/15/07 b. Projected end date of activity: 1/15/09

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:	Nesbitt Courts Annex - Elderly
1b. Development (project) number:	NC19P001006A
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input 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> Submit Application – 9/29/06
5. Number of units affected: 45
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Projected 1/15/07 b. Projected end date of activity: 1/15/09
Demolition/Disposition Activity Description
1a. Development name: Harry M. Solomon Towers
1b. Development (project) number: NC19P001007
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> Submit Application – 9/30/06
5. Number of units affected: 151
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Projected 1/15/07 b. Projected end date of activity: 1/15/09

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <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
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<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.)

1. 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:	Robert S. Jervay Place
1b. Development (project) number:	NC19P0010003
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	8/27/02
5. Number of units affected:	14 Phase I
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
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1a. Development name: Robert S. Jervay Place 1b. Development (project) number: NC19P0010003
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 10/31/2005
5. Number of units affected: 14 Phase III, Stage 1
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Robert S. Jervay Place 1b. Development (project) number: NC19P0010003
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 01/15/2006
5. Number of units affected: 15 Phase III, Stage II
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Robert S. Jervay Place 1b. Development (project) number: NC19P0010003
2. Federal Program authority: <input type="checkbox"/> HOPE I

<input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 01/15/2006
5. Number of units affected: 11 Phase III, Stage III 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d) (7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 06/09/2004

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
NOTE: SEE ATTACHMENT nc001m01

Program Name & Description (including location, if appropriate)	Estimated	Size	Location 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)
Child Nutrition Lunch	25-30	per site	Random selection	Various housing sites	PH Youth
Community Newsletter	All residents		Specific lists	WHA	PH & Section 8
Credit Counseling	2-25		Specific criteria	Various housing sites	PH & Section 8
Homebuyer's workshop	20		Specific criteria	Various housing sites	PH & Section 8
Homeownership Institute	10-15		Random selection	Community college	PH & Section 8
Hope VI Resident Advisory Meeting	15-25	families	Specific criteria	Various housing sites	Hope VI residents
Incubator units at VOG	40		Specific criteria	The Village of Greenfield	Section 8 residents
Job Fair	Varies		Specific criteria	Various locations	Public Housing, Hope VI & Section 8
Dreambuilders/Buil'dg Futures	15-20		Random selection	Off site location downtown	Public Housing & Section 8
PCC PROGRAM	10-15	participants	Specific criteria	Resident Service Dept	FSS participants
POC/FSS Orientation	1-10		Specific criteria	Various housing sites	Public Housing residents
Lifeskills Workshops	1-15		Specific criteria	Various housing sites	Public Housing & Section 8
Teen Enterprise	25-30		Random selection	Various housing sites	Public Housing & Section 8
Homeownership Program	10-12		Specific criteria	Various houses in the city	Public Housing & Section 8
WHA Baseball Team	25-30		Random selection	Various ball fields in the city	Public Housing & Section 8
Girls Inc. Youth Program Parent Advocacy Program	15-20		Random selection	Girls Club	Public Housing & Section 8
Community Boys & Girls Club Youth Program	20-25		Specific criteria	Various housing sites	Public Housing & Section 8
Youth Program	35		Random selection	Boys & Girls Club	Public Housing & Section 8
Employment Training	4-5		Specific criteria	WHA office	Public Housing & Section 8
FSS Case Management	120-130		Specific criteria	Various housing sites	Public Housing & Section 8
Taylor Homes Steering Committee	10-15		Random selection	Various housing sites	Public Housing residents
Community Garden Program	10-20		Random selection	Various housing sites	Public Housing residents

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 07/30/05)
Public Housing	75	33
Section 8	25	52

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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)

Nesbitt Courts; Houston Moore; Hillcrest; Creekwood South; Rankin; Vesta Village; Solomon Towers and Woodbridge.

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)

Nesbitt Courts; Houston Moore; Hillcrest; Creekwood South; Rankin; Vesta Village; Solomon Towers and Woodbridge

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)

Nesbitt Courts; Houston Moore; Hillcrest; Creekwood South; Rankin; Vesta Village; Solomon Towers and Woodbridge

D. Additional information as required by PHDEP/PHDEP Plan N/A

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. PET POLICY

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

INTRODUCTION

This chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the PHA.

The chapter is organized as follows:

Part I: Assistance Animals. This part explains the difference between assistance animals and pets and contains policies related to the designation of an assistance animal as well as their care and handling.

Part II: Pet policies for all developments. This part includes pet policies that are common to both elderly/disabled developments and general occupancy developments.

Part III: Pet deposits and fees for elderly/disabled developments. This part contains policies for pet deposits and fees that are applicable to elderly/disabled developments.

Part IV: Pet deposits and fees for general occupancy developments. This part contains policies for pet deposits and fees that are applicable to general occupancy developments.

PART I: ASSISTANCE ANIMALS

[Section 504; Fair Housing Act (42 U.S.C.); 24 CFR 5.303]

10-I.A. OVERVIEW

This part discusses situations under which permission for an assistance animal may be denied, and also establishes standards for the care of assistance animals.

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals – often referred to as “service animals,” “assistive animals,” “support animals,” or “therapy animals” – perform many disability-related functions, including but not limited to the following:

- Guiding individuals who are blind or have low vision
- Alerting individuals who are deaf or hearing impaired
- Providing minimal protection or rescue assistance
- Pulling a wheelchair
- Fetching items
- Alerting persons to impending seizures
- Providing emotional support to persons with disabilities who have a disability-related need for such support

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to the PHA’s pet policies described in Parts II through IV of this chapter [24 CFR 5.303; 960.705].

10-I.B. APPROVAL OF ASSISTANCE ANIMALS

A person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person’s disability and his or her need for the animal [PH Occ GB, p. 179].

A PHA may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all, animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with the disability [PH Occ GB, p. 178].

A PHA’s refusal to permit persons with a disability to use and live with an assistance animal that is needed to assist them, would violate Section 504 of the Rehabilitation Act and the Fair Housing Act unless [PH Occ GB, p. 179]:

- There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation
- There is reliable objective evidence that the animal would cause substantial physical damage to the property of others

PHAs have the authority to regulate assistance animals under applicable federal, state, and local law [24 CFR 5.303(b)(3); 960.705(b)(3)].

For an animal to be excluded from the pet policy and be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and the PHA approve a reasonable accommodation in accordance with the policies contained in Chapter 2.

10-I.C. CARE AND HANDLING

HUD regulations do not affect any authority a PHA may have to regulate assistance animals under federal, state, and local law [24 CFR 5.303; 24 CFR 960.705].

PHA Policy

Residents must care for assistance animals in a manner that complies with state and local laws, including anti-cruelty laws.

Residents must ensure that assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.

When a resident's care or handling of an assistance animal violates these policies, the PHA will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the PHA determines that no such accommodation can be made, the PHA may withdraw the approval of a particular assistance animal.

PART II: PET POLICIES FOR ALL DEVELOPMENTS

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

10-II.A. OVERVIEW

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. This part contains pet policies that apply to all developments.

10-II.B. MANAGEMENT APPROVAL OF PETS

Registration of Pets

PHAs may require registration of the pet with the PHA [24 CFR 960.707(b)(5)].

PHA Policy

Pets must be registered with the PHA before they are brought onto the premises.

Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. This registration must be renewed annually and will be coordinated with the annual reexamination date.

Pets will not be approved to reside in a unit until completion of the registration requirements.

Refusal to Register Pets

PHA Policy

The PHA will refuse to register a pet if:

The pet is not a *common household pet* as defined in Section 10-II.C. below

Keeping the pet would violate any pet restrictions listed in this policy

The pet owner fails to provide complete pet registration information, or fails to update the registration annually

The applicant has previously been charged with animal cruelty under state or local law; or has been evicted, had to relinquish a pet or been prohibited from future pet ownership due to pet rule violations or a court order

The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

If the PHA refuses to register a pet, a written notification will be sent to the pet owner within 10 business days of the PHA's decision. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with the PHA's grievance procedures.

Pet Agreement

PHA Policy

Residents who have been approved to have a pet must enter into a pet agreement with the PHA, or the approval of the pet will be withdrawn.

The pet agreement is the resident's certification that he or she has received a copy of the PHA's pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them.

The resident further certifies by signing the pet agreement that he or she understands that noncompliance with the PHA's pet policy and applicable house rules may result in the withdrawal of PHA approval of the pet or termination of tenancy.

10-II.C. STANDARDS FOR PETS [24 CFR 5.318; 960.707(b)]

PHAs may establish reasonable requirements related to pet ownership including, but not limited to:

- Limitations on the number of animals in a unit, based on unit size
- Prohibitions on types of animals that the PHA classifies as dangerous, provided that such classifications are consistent with applicable state and local law
- Prohibitions on individual animals, based on certain factors, including the size and weight of the animal
- Requiring pet owners to have their pets spayed or neutered

PHA's may not require pet owners to have any pet's vocal cords removed.

Definition of "Common Household Pet"

There is no regulatory definition of common household pet for public housing programs, although the regulations for pet ownership in both elderly/disabled and general occupancy developments use the term. The regulations for pet ownership in elderly/disabled developments expressly authorize PHAs to define the term [24 CFR 5.306(2)].

PHA Policy

Common household pet means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.

The following animals are not considered common household pets:

Reptiles

Rodents

Insects

Arachnids
Wild animals or feral animals
Pot-bellied pigs
Animals used for commercial breeding

Pet Restrictions

PHA Policy

The following animals are not permitted:

Any animal whose adult weight will exceed 25 pounds
Dogs of the pit bull, rottweiler, chow, or boxer breeds
Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations
Any animal not permitted under state or local law or code

Number of Pets

PHA Policy

Residents may own a maximum of 2 pets, only 1 of which may be a dog. However, Solomon Towers is a high rise, and the number of pets is limited to 25% of the development's total number of dwelling units, excluding service animals.

In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank holding up to 10 gallons. Such a tank or aquarium will be counted as 1 pet.

Other Requirements

PHA Policy

Dogs and cats must be spayed or neutered at the time of registration or, in the case of underage animals, within 30 days of the pet reaching 6 months of age. Exceptions may be made upon veterinary certification that subjecting this particular pet to the procedure would be temporarily or permanently medically unsafe or unnecessary.

Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and annually, in conjunction with the resident's annual reexamination.

10-II.D. PET RULES

Pet owners must maintain pets responsibly, in accordance with PHA policies, and in compliance with applicable state and local public health, animal control, and animal cruelty laws and regulations [24 CFR 5.315; 24 CFR 960.707(a)].

Pet Area Restrictions

PHA Policy

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets other than dogs or cats must be kept in a cage or carrier when outside of the unit.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

Pet owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

Designated Pet/No-Pet Areas [24 CFR 5.318(g), PH Occ GB, p. 182]

PHAs may designate buildings, floors of buildings, or sections of buildings as no-pet areas where pets generally may not be permitted. Pet rules may also designate buildings, floors of building, or sections of building for residency by pet-owning tenants.

PHAs may direct initial tenant moves as may be necessary to establish pet and no-pet areas. The PHA may not refuse to admit, or delay admission of, an applicant on the grounds that the applicant's admission would violate a pet or no pet area. The PHA may adjust the pet and no-pet areas or may direct such additional moves as may be necessary to accommodate such applicants for tenancy or to meet the changing needs of the existing tenants.

PHAs may not designate an entire development as a no-pet area, since regulations permit residents to own pets.

PHA Policy

With the exception of common areas as described in the previous policy, the PHA has not designated any buildings, floors of buildings, or sections of buildings as no-pet areas. In addition, the PHA has not designated any buildings, floors of buildings, or sections of buildings for residency of pet-owning tenants.

Cleanliness

PHA Policy

The pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in a container provided by the PHA.

The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

Litter box requirements:

Pet owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be kept inside the resident's dwelling unit.

Alterations to Unit

Pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

Installation of pet doors is prohibited.

Noise

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Pet Care

Each pet owner shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Each pet owner shall be responsible for appropriately training and caring for his/her pet to ensure that the pet is not a nuisance or danger to other residents and does not damage PHA property.

No animals may be tethered or chained inside or outside the dwelling unit at any time.

Responsible Parties

The pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the 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.

A resident who cares for another resident's pet must notify the PHA and sign a statement that they agree to abide by all of the pet rules.

Pets Temporarily on the Premises

Pets that are not owned by a tenant are not allowed on the premises. Residents are prohibited from feeding or harboring stray animals.

This rule does not apply to visiting pet programs sponsored by a humane society or other non-profit organizations, and approved by the PHA.

Pet Rule Violations

All complaints of cruelty and all dog bites will be referred to animal control or an applicable agency for investigation and enforcement.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the pet rules, written notice will be served.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

That the pet owner has 10 business days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation

That the pet owner is entitled to be accompanied by another person of his or her choice at the meeting

That the pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to remove the pet, or to terminate the pet owner's tenancy

Notice for Pet Removal

If the pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The notice will contain:

A brief statement of the factual basis for the PHA's determination of the pet rule that has been violated

The requirement that the resident /pet owner must remove the pet within 30 calendar days of the notice

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures

Pet Removal

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate state or local agency and request the removal of the pet.

Termination of Tenancy

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease

Emergencies

The PHA will take all necessary steps to ensure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals.

If it is necessary for the PHA to place the pet in a shelter facility, the cost will be the responsibility of the pet owner.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

PART III: PET DEPOSITS AND FEES IN ELDERLY/DISABLED DEVELOPMENTS

10-III.A. OVERVIEW

This part describes the PHA's policies for pet deposits and fees in elderly, disabled and mixed population developments. Policies governing deposits and fees in general occupancy developments are described in Part IV.

10-III.B. PET DEPOSITS

Payment of Deposit

The PHA may require tenants who own or keep pets in their units to pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on tenants of the project [24 CFR 5.318(d)(1)].

The maximum amount of pet deposit that may be charged by a PHA on a per dwelling unit basis, is the higher of the total tenant payment (TTP) or such reasonable fixed amount as the PHA may require. The PHA may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)].

The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)].

Pet owners are required to pay a pet deposit in addition to any other required deposits. The amount of the deposit is the higher of the family's total tenant payment or \$50.00, and must be paid in full before the pet is brought on the premises.

Refund of Deposit [24 CFR 5.318(d)(1)]

The PHA may use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet, including (but not limited to) the costs of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The PHA must refund the unused portion of the pet deposit to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the unit.

The PHA will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The PHA will provide the resident with a written list of any charges against the pet deposit within 10 business days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

10-III.C. OTHER CHARGES

Pet-Related Damages During Occupancy

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit
- Fumigation of the dwelling unit
- Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Section 8-I.G, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

The regulations do not address the PHA's ability to impose charges for house pet rule violations. However, charges for violation of PHA pet rules may be treated like charges for other violations of the lease and PHA tenancy rules.

A separate pet waste removal charge of \$50.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

Notices of pet waste removal charges will be in accordance with requirements regarding notices of adverse action. Charges are due and payable 14 calendar days after billing. If the family requests a grievance hearing within the required timeframe, the PHA may not take action for nonpayment of the charge until the conclusion of the grievance process.

Charges for pet waste removal are not part of rent payable by the resident.

PART IV: PET DEPOSITS AND FEES IN GENERAL OCCUPANCY DEVELOPMENTS

10-IV.A. OVERVIEW

This part describes the PHA's policies for pet deposits and fees for those who reside in general occupancy developments.

10-IV.B. PET DEPOSITS

A PHA may require a refundable pet deposit to cover additional costs attributable to the pet and not otherwise covered [24 CFR 960.707(b)(1)].

A PHA that requires a resident to pay a pet deposit must place the deposit in an account of the type required under applicable State or local law for pet deposits, or if there are no such requirements, for rental security deposits, if applicable. The PHA must comply with such laws as to retention of the deposit, interest, and return of the deposit to the resident, and any other applicable requirements [24 CFR 960.707(d)].

Payment of Deposit

Pet owners are required to pay a pet deposit of \$250 in addition to any other required deposits. The deposit must be paid in full before the pet is brought on the premises.

The pet deposit is not part of rent payable by the resident.

Refund of Deposit

The PHA will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The PHA will provide the resident with a written list of any charges against the pet deposit within 10 business days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

10-IV.C. NON-REFUNDABLE NOMINAL PET FEE

PHAs may require payment of a non-refundable nominal pet fee to cover the reasonable operating costs to the development relating to the presence of pets [24 CFR 960.707(b)(1)].

The PHA requires pet owners to pay a non-refundable nominal pet fee.

This fee is intended to cover the reasonable operating costs to the project relating to the presence of pets. Reasonable operating costs to the project relating to the presence of pets include, but are not limited to:

Landscaping costs

Pest control costs

Insurance costs

Clean-up costs

The pet fee of \$10.00 will be billed on a monthly basis, and payment will be due 14 calendar days after billing.

Charges for the non-refundable pet fee are not part of rent payable by the resident.

10-IV.D. OTHER CHARGES

Pet-Related Damages During Occupancy

PHA Policy

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit

Fumigation of the dwelling unit

Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Section 8-I.G, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

The regulations do not address the PHA's ability to impose charges for house pet rule violations. However, charges for violation of PHA pet rules may be treated like charges for other violations of the lease and PHA tenancy rules.

A separate pet waste removal charge of \$50.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

Such charges will be due and payable 14 calendar days after billing.

Charges for pet waste removal are not part of rent payable by the resident.

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. Original Certificates sent to Mr. M. Williams.

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? (**Not sure yet**)
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)? **12-31-07**

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. Residents Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Residents

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment **nc001h01**
- 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) **NO ORGANIZATION IN PLACE AS OF YET.**

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

The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

The City of Wilmington and WHA are committed in working together to building more affordable housing for low income families in our area with the completion of Jervay Place, our HOPE VI development, and our plans for the revitalization of Taylor Homes.

WHA also has an on-going relationship with the City of Wilmington and other agencies in the area. We are a member of the Affordable Housing Coalition of the City of Wilmington, which consists of 33 members from various agencies throughout the City. The mission of the Coalition is to identify the City's affordable housing needs and to coordinate individual, community, and government efforts toward increasing the supply of affordable housing.

WHA is a member of the Inclusion Coalition Board, which is made up of members from several public and private organizations, including the City of Wilmington and New Hanover County. The team is working on finding ways to increase small and diverse business enterprise participation in projects throughout the City of Wilmington and New Hanover County.

As a member of the Homeless InterAgency Council through Southeastern Mental Health Center, monthly meetings are held to discuss the homeless situation in the area and to brainstorm on ways to either reduce or eliminate the homeless problems in this area.

D. Other Information Required by HUD

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

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7(r)]

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not included in the current Annual Statement or a 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

Note: Any regulatory changes will be made to WHA policies or procedures as a matter of ongoing administration and will not be considered to constitute a significant amendment or modifications for purposes of the WHA Agency Plan.

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 Non-dwelling Structures	
13	1475 Non-dwelling 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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150108 Replacement Housing Factor Grant No:
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 0)
 Performance and Evaluation Report for Period Ending:09/30/2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual
		Original	Revised	Obligated
1	Total non-CFP Funds			
2	1406 Operations	\$ 367,324.00	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 111,000.00	\$ -	\$ -
4	1410 Administration	\$ 183,662.00	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 125,000.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 80,000.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 981,796.00	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 500.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 40,000.00	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -
19	1501 Collateral Expense/Debt Service	\$ 88,325.00	\$ -	\$ -
20	1502 Contingency	\$ 13,518.00	\$ -	\$ -
	9000 Capital Fund Borrowing Debt Service	\$ -	\$ -	\$ -
			\$ -	
21	Amount of Annual Grant: (sum of lines.....)	\$ 1,991,125.00	\$ -	\$ -
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	\$ -	\$ -	\$ -
25	Amount of Line 21 Related to Energy Conservation Measures	\$ 110,000.00	\$ -	\$ -

Signature of Executive Director	\$ -	Signature of Public Housing Director
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Federal FY of Grant:

FFY-2008

Total Cost

Expended

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Date

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150108			Federal FY or Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
HA-Wide	Operations	1406		\$367,324.00	\$0.00	\$0.00	\$0.00
HA-Wide	Management Improvements	1408		\$65,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Section 3 Annual Budget	1408		\$1,500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Section 3/ESF Position	1408		\$30,075.00	\$0.00	\$0.00	\$0.00
HA-Wide	Section 3/ESF Position Benefits	1408		\$9,925.00	\$0.00	\$0.00	\$0.00
HA-Wide	Training - CFP	1408		\$4,500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Administrative Expenses (Office exp.)	1410		\$4,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Office Lease	1410		\$15,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries	1410		\$37,600.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries/Benefits	1410		\$12,400.00	\$0.00	\$0.00	\$0.00
HA-Wide	Management Fees	1410		\$109,662.00	\$0.00	\$0.00	\$0.00
HA-Wide	Travel Expenses - CGP	1410		\$5,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Architectural/Engineering Fees	1430		\$50,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries	1430		\$56,500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries/Benefits	1430		\$18,500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Site Improvements	1450		\$45,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Redevelopment Workers Comp Insurance	1460		\$10,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	HA-Wide Asbestos Abatement	1460		\$5,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$40,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Force Account Equipment	1475		\$500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Relocation	1495		\$40,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Collateral expense/Debt Service	1501		\$88,325.00	\$0.00	\$0.00	\$0.00
HA-Wide	Contingency	1502		\$13,518.00	\$0.00	\$0.00	\$0.00
HA-Wide	Capital Fund Borrowing Debt Service	9000		\$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: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150108			Federal FY or Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
HA-Wide	HW-Vacancy Reduction	1460		\$25,000.00	\$0.00	\$25,000.00	\$0.00
NC1-1R	Bathroom Renovations	1460		\$0.00	\$0.00	\$0.00	\$0.00
NC1-1R	Upgrade Interior Finishes	1460		\$0.00	\$0.00	\$0.00	\$0.00
NC1-1R	Repairs to Boilers / Steam Lines	1470		\$0.00	\$0.00	\$0.00	\$0.00
NC1-4	Site Improvements	1450		\$35,000.00	\$0.00	\$0.00	\$0.00
NC1-4	Upgrade Interior Finishes	1460		\$50,000.00	\$0.00	\$0.00	\$0.00
NC1-4	Upgrade Exterior Finishes	1460		\$160,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Replace Hot Water Heaters	1460		\$60,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Upgrade Interior Finishes	1460		\$85,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Upgrade Exterior Finishes	1460		\$28,796.00	\$0.00	\$0.00	\$0.00
NC1-5	Replace Hot Water Heaters	1460		\$60,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Bathroom Renovations	1460		\$13,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Upgrade HVAC	1460		\$62,000.00	\$0.00	\$0.00	\$0.00
NC1-6	Bathroom Renovations	1460		\$25,000.00	\$0.00	\$0.00	\$0.00
NC1-6	Kitchen Renovations	1460		\$25,000.00	\$0.00	\$0.00	\$0.00
NC1-7	Replace Kitchen Cabinets	1460		\$30,000.00	\$0.00	\$0.00	\$0.00
NC1-7	Electrical Upgrades	1460		\$10,000.00	\$0.00	\$0.00	\$0.00
NC1-7	Replace Elevator	1460		\$0.00	\$0.00	\$0.00	\$0.00
NC1-8A	Upgrade Exterior Finishes	1460		\$50,000.00	\$0.00	\$0.00	\$0.00
NC1-8A	Upgrade Interior Finishes	1460		\$90,000.00	\$0.00	\$0.00	\$0.00
NC1-8B	Kitchen Renovations	1460		\$85,000.00	\$0.00	\$0.00	\$0.00
NC1-8B	Upgrade Interior Finishes	1460		\$70,000.00	\$0.00	\$0.00	\$0.00
NC1-8C	Upgrade Interior Finishes	1460		\$23,000.00	\$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: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150108			Federal FY or Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
				\$2,016,125.00	\$0.00	\$25,000.00	\$0.00

Status of Work

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
NC1-5 Hillcrest	Replace Hot Water Heaters	1460	\$ 120,000.00
NC1-5 Hillcrest	Upgrade Interior Finishes	1460	\$ 85,000.00
NC1-5 Hillcrest	Upgrade Exterior Finishes	1460	\$ 28,796.00
NC1-5 Hillcrest	Bathroom Renovations	1460	\$ 13,000.00
NC1-5 Hillcrest	Upgrade HVAC	1460	\$ 62,000.00
NC1-6 Elderly Annexes	Bathroom Renovations	1460	\$ 25,000.00
NC1-6 Elderly Annexes	Kitchen Renovations	1460	\$ 25,000.00
NC1-7 Solomon Towers	Replace Kitchen Cabinets	1460	\$ 30,000.00
NC1-7 Solomon Towers	Electrical Upgrades	1460	\$ 10,000.00
NC1-8A Creekwood South	Upgrade Interior Finishes	1460	\$ 90,000.00
NC1-8A Creekwood South	Upgrade Exterior Finishes	1460	\$ 50,000.00
NC1-8B Rankin Terrace	Upgrade Interior Finishes	1460	\$ 70,000.00
NC1-8B Rankin Terrace	Kitchen Renovations	1460	\$ 85,000.00
NC1-8C Vesta Village	Upgrade Interior Finishes	1460	\$ 23,000.00
NC1-4 Houston Moore	Site Improvements	1450	\$35,000.00
NC1-4 Houston Moore	Upgrade Interior Finishes	1460	\$60,000.00
NC1-4 Houston Moore	Upgrade Exterior Finishes	1460	\$160,000.00

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**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 367,324.00	2007
1408 - Computer Software (CFP)	\$ 10,000.00	2007
1408 - Computer Software (Mgmt)	\$ 20,000.00	2007
1408 - Management Improvements	\$ 71,000.00	2007
1408 - Section 3 Annual Budget	\$ -	2007
1408 - Section 3 Coordinator	\$ -	2007
1408 - Training Expenses (CFP Staff)	\$ 10,000.00	2007
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2007
1410 - Administrative Expenses	\$ 10,000.00	2007
1410 - Administrative Salaries / Benefits	\$ 139,662.00	2007
1410 - Legal Fees	\$ 500.00	2007
1410 - Office Lease	\$ 23,500.00	2007
1410 - Travel Expenses (CFP Staff)	\$ 9,000.00	2007
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2007
1430 - Architectural / Engineering Fees	\$ 50,000.00	2007
1430 - LBP & Asbestos Consultant	\$ -	2007
1430 - LBP & Asbestos Insurance	\$ -	2007
1430 - Technical Salaries / Benefits	\$ 75,000.00	2007
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2007
1460 - Salaries / Benefits - Project Managers	\$ 86,100.00	2007
1475 - Computer Upgrades (CFP)	\$ -	2007
1475 - Computer Upgrades (Mgmt)	\$ 500.00	2007
1475 - Equipment	\$ -	2007
1495 - Relocation	\$ 14,400.00	2007
9000- Collateral Expense/Debt Service	\$ 88,325.00	2007
1502 - Contingency	\$ 13,518.00	2007
Sub-Total Estimated Cost over next 5 years	\$ 993,829.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 367,324.00	2008
1408 - Computer Software (CFP)	\$ 10,000.00	2008
1408 - Computer Software (Mgmt)	\$ 20,000.00	2008
1408 - Management Improvements	\$ 71,000.00	2008
1408 - Section 3 Annual Budget	\$ -	2008
1408 - Section 3 Coordinator	\$ -	2008
1408 - Training Expenses (CFP Staff)	\$ 10,000.00	2008
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2008
1410 - Administrative Expenses	\$ 10,000.00	2008
1410 - Administrative Salaries / Benefits	\$ 139,662.00	2008
1410 - Legal Fees	\$ -	2008
1410 - Office Lease	\$ 24,000.00	2008
1410 - Travel Expenses (CFP Staff)	\$ 10,000.00	2008
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2008
1430 - Architectural / Engineering Fees	\$ 50,000.00	2008
1430 - LBP & Asbestos Consultant	\$ -	2008
1430 - LBP & Asbestos Insurance	\$ -	2008
1430 - Technical Salaries / Benefits	\$ 75,000.00	2008
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2008
1460 - Salaries / Benefits - Project Managers	\$ 86,100.00	2008
1475 - Computer Upgrades (CFP)	\$ -	2008
1475 - Computer Upgrades (Mgmt)	\$ 500.00	2008
1475 - Force Account Equipment	\$ -	2008
1495 - Relocation	\$ 40,000.00	2008
9000- Collateral Expense/Debt Service	\$ 250,000.00	2008
1502 - Contingency	\$ 13,518.00	2008
Sub-Total Estimated Cost over next 5 years	\$ 1,182,104.00	

5-Year Plan

Capital Fund Program (CFP) -- ATTACHMENT nc001b01

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 367,324.00	2009
1408 - Computer Software (CFP)	\$ 10,000.00	2009
1408 - Computer Software (Mgmt)	\$ 20,000.00	2009
1408 - Management Improvements	\$ 71,000.00	2009
1408 - Section 3 Annual Budget	\$ -	2009
1408 - Section 3 Coordinator	\$ -	2009
1408 - Training Expenses (CFP Staff)	\$ 10,000.00	2009
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2009
1410 - Administrative Expenses	\$ 10,000.00	2009
1410 - Administrative Salaries / Benefits	\$ 139,662.00	2009
1410 - Legal Fees	\$ -	2009
1410 - Office Lease	\$ 24,000.00	2009
1410 - Travel Expenses (CFP Staff)	\$ 10,000.00	2009
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2009
1430 - Architectural / Engineering Fees	\$ 50,000.00	2009
1430 - LBP & Asbestos Consultant	\$ -	2009
1430 - LBP & Asbestos Insurance	\$ -	2009
1430 - Technical Salaries / Benefits	\$ 75,000.00	2009
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2009
1460 - Salaries / Benefits - Project Managers	\$ 86,100.00	2009
1475 - Computer Upgrades (CFP)	\$ -	2009
1475 - Computer Upgrades (Mgmt)		2009
1475 - Force Account Equipment	\$ 500.00	2009
1495 - Relocation	\$ 40,000.00	2009
9000- Collateral Expense/Debt Service	\$ 250,000.00	2009
1502 - Contingency	\$ 13,518.00	2009
Sub-Total Estimated Cost over next 5 years	\$ 1,182,104.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 367,324.00	2010
1408 - Computer Software (CFP)	\$ 10,000.00	2010
1408 - Computer Software (Mgmt)	\$ 20,000.00	2010
1408 - Management Improvements	\$ 71,000.00	2010
1408 - Section 3 Annual Budget	\$ -	2010
1408 - Section 3 Coordinator	\$ -	2010
1408 - Training Expenses (CFP Staff)	\$ 10,000.00	2010
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2010
1410 - Administrative Expenses	\$ 10,000.00	2010
1410 - Administrative Salaries / Benefits	\$ 139,662.00	2010
1410 - Legal Fees	\$ -	2010
1410 - Office Lease	\$ 24,000.00	2010
1410 - Travel Expenses (CFP Staff)	\$ 10,000.00	2010
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2010
1430 - Architectural / Engineering Fees	\$ 50,000.00	2010
1430 - LBP & Asbestos Consultant	\$ -	2010
1430 - LBP & Asbestos Insurance	\$ -	2010
1430 - Technical Salaries / Benefits	\$ 75,000.00	2010
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2010
1460 - Salaries / Benefits - Project Managers	\$ 86,100.00	2010
1475 - Computer Upgrades (CFP)	\$ 500.00	2010
1475 - Computer Upgrades (Mgmt)		2010
1475 - Force Account Equipment	\$ -	2010
1495 - Relocation	\$ 40,000.00	2010
9000- Collateral Expense/Debt Service	\$ 250,000.00	2010
1502 - Contingency	\$ 13,518.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 1,182,104.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 367,324.00	2011
1408 - Computer Software (CFP)	\$ 10,000.00	2011
1408 - Computer Software (Mgmt)	\$ 20,000.00	2011
1408 - Management Improvements	\$ 71,000.00	2011
1408 - Section 3 Annual Budget	\$ -	2011
1408 - Section 3 Coordinator	\$ -	2011
1408 - Training Expenses (CFP Staff)	\$ 10,000.00	2011
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ -	2011
1410 - Administrative Expenses	\$ 10,000.00	2011
1410 - Administrative Salaries / Benefits	\$ 139,662.00	2011
1410 - Legal Fees	\$ -	2011
1410 - Office Lease	\$ 24,000.00	2011
1410 - Travel Expenses (CFP Staff)	\$ 10,000.00	2011
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ -	2011
1430 - Architectural / Engineering Fees	\$ 49,000.00	2011
1430 - LBP & Asbestos Consultant	\$ 500.00	2011
1430 - LBP & Asbestos Insurance	\$ 500.00	2011
1430 - Technical Salaries / Benefits	\$ 75,000.00	2011
1460 - HA-Wide Asbestos Abatement	\$ 5,000.00	2011
1460 - Salaries / Benefits - Project Managers	\$ 86,100.00	2011
1460 - Dwelling Structures	\$801,195.00	2011
1470 - Non Dwelling Structures	\$ 15,000.00	2011
1475 - Computer Upgrades (CFP)	\$ -	2011
1475 - Computer Upgrades (Mgmt)	\$ 500.00	2011
1475 - Force Account Equipment	\$ -	2011
1495 - Relocation	\$ 40,000.00	2011
9000- Collateral Expense/Debt Service	\$ 88,325.00	2011
1502 - Contingency	\$ 13,518.00	2011
Sub-Total Estimated Cost over next 5 years	\$ 1,836,624.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001001R	Nesbitt Courts		0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1470 - Repairs to Boilers / Steam Lines	\$ 15,000.00	2007
1450 - Landscaping/Site Improvements	\$ -	2008
1460 - Kitchen Renovations	\$ -	2008
1460 - Bathroom Renovations	\$ -	2008
1470 - Repairs to Boilers / Steam Lines	\$ -	2008
1460- Plumbing Upgrades	\$ -	2009
1460 - Upgrade Interior Finishes	\$ -	2009
1470 - Repairs to Boilers / Steam Lines	\$ -	2009
1460 - Electrical Upgrades	\$ -	2010
1460 - Upgrade Exterior Finishes	\$ -	2010
1470 - Non-Dwelling Structure Renovation	\$ -	2010
Sub-Total Estimated Cost over next 5 years	\$ 15,000.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001004	Houston Moore		0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Electrical Upgrades	\$ 100,000.00	2008
1460 - Upgrade HVAC System	\$ 100,000.00	2010
1460 - Bathroom Renovations	\$ 30,000.00	2009
1460 - Upgrade Interior Finishes	\$ 30,000.00	2009
1450 - Landscaping/Site Improvements	\$ 35,000.00	2008
1460 - Kitchen Renovations	\$ 75,000.00	2009
1460 - Upgrade Exterior Finishes	\$ 20,000.00	2010
1460 - Plumbing Upgrades	\$ 20,000.00	2008
1470 - Non Dwelling Structure Renovation	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 420,000.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001005	Hillcrest		0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Upgrade Interior Finishes	\$ 40,000.00	2008
1460 - Electrical Upgrades	\$ 50,720.00	2008
1460 - Plumbing Upgrades	\$ 25,000.00	2009
1470 - Remove Gas Meters	\$ 10,000.00	2008
1460 - Upgrade HVAC System	\$ 45,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 50,000.00	2010
1460 - Bathroom Renovations	\$ 95,000.00	2009
1450 - Landscaping/Site Improvements	\$ 50,000.00	2010
1460 - Kitchen Renovations	\$ 109,725.00	2010
1470 - Non-Dwelling Structure Renovation	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 485,445.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001006	Housing for the Elderly		0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Plumbing Upgrades	\$ 15,000.00	2010
1460 - Upgrade Interior Finishes	\$ 50,000.00	2008
1460 - Kitchen Renovations	\$ 10,000.00	2008
1460 - Replace Hot Water Heaters	\$ 15,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 5,000.00	2009
1460 - Upgrade HVAC Systems	\$ 17,725.00	2009
1450 - Landscaping/Site Improvements	\$ 5,000.00	2010
1460 - Electrical Upgrades	\$ 15,000.00	2009
1460 - Bathroom Renovations	\$ 15,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 132,725.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001007	Solomon Towers		0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping/Site Improvements	\$ 20,000.00	2008
1460 - Upgrade Security System	\$ 95,000.00	2008
1460 - Upgrade Interior Finishes	\$ 32,951.00	2009
1460 - Replace Windows and Patio Doors	\$ 44,725.00	2009
1460 - Upgrade Exterior Finishes	\$ 10,000.00	2010
1460 - Bathroom Renovations	\$ 10,000.00	2010
1460 - Upgrade HVAC	\$ 10,000.00	2010
1460 - Kitchen Renovations	\$ 10,000.00	2009
1460 - Electrical Upgrades	\$ 15,000.00	2010
1460 - Plumbing Upgrades	\$ 20,000.00	2009
1470 - Non-Dwelling Structure Renovations	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 277,676.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008B	Rankin Terrace		0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping / Site Improvements	\$ 88,575.00	2008
1460 - Upgrade Interior Finishes	\$ 67,500.00	2010
1460 - Bathroom Renovations	\$ 85,000.00	2009
1460 - Electrical Upgrades	\$ 15,000.00	2009
1460 - Upgrade Exterior Finishes	\$ 75,000.00	2008
1460 - Kitchen Renovations	\$ 96,220.00	2010
1460 - Upgrade Plumbing	\$ 75,000.00	2009
1470 - Non-Dwelling Structure Renovations	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 512,295.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008A	Creekwood South		0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping / Site Improvements	\$ 50,000.00	2008
1460 - Upgrade Exterior Finishes	\$ 50,000.00	2008
1460 - Kitchen Renovations	\$ 60,000.00	2009
1460 - Plumbing Renovations	\$ 56,844.00	2009
1460 - Electrical Upgrades	\$ 20,000.00	2009
1460 - Bathroom Renovations	\$ 81,795.00	2009
1460 - Upgrade Interior Finishes	\$ 50,000.00	2009
1470 - Non-Dwelling Structure Renovations	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 378,639.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008C	Vesta Village		0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping / Site Improvements	\$ 50,000.00	2008
1460 - Bathroom Renovations	\$ 50,000.00	2010
1460 - Kitchen Renovations	\$ 50,000.00	2010
1460 - Plumbing Renovations	\$ 40,000.00	2010
1460 - Upgrade Interior Finishes	\$ 40,000.00	2009
1460 - Electrical Upgrades	\$ 15,000.00	2009
1460 - Upgrade Exterior Finishes	\$ 65,000.00	2008
1470 - Non Dwelling Structure Renovations	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 320,000.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P0010016	Woodbridge	0	0.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Electrical Upgrades	\$ 1,000.00	2009
1450 - Landscaping/Site Improvements	\$ 15,000.00	2009
1460 - Kitchen Renovations	\$ 40,000.00	2008
1460 - Bathroom Renovations	\$ 50,000.00	2008
1460- Plumbing Upgrades	\$ 15,000.00	2008
1460 - Upgrade Interior Finishes	\$ 25,000.00	2008
1460 - Electrical Upgrades	\$ 28,575.00	2011
1460 - Upgrade Exterior Finishes	\$ 65,000.00	2009
1470 - Non-Dwelling Structure	\$ 10,000.00	2010
Sub-Total Estimated Cost over next 5 years	\$ 248,575.00	

2007	\$	1,836,624.00	\$	-
2008	\$	1,836,624.00	\$	-
2009	\$	1,836,624.00	\$	-
2010	\$	1,836,624.00	\$	-



ATTACHMENT nc001c01

**PROGRESS REPORT ON MEETING WHA'S
MISSION AND GOALS FROM 2007 AGENCY PLAN**

1. The UNCW students conducted a Customer Satisfaction Survey on public housing residents.
2. The Authority designated Vesta as “opportunity” development for working families.
3. The Authority began construction on 144 units at Taylor.
4. The Authority received approval to demolish Nesbitt Courts.
5. The Authority received an offer to purchase Solomon Towers.

ATTACHMENT nc001d01

**RESIDENT MEMBERSHIP
WILMINGTON HOUSING AUTHORITY'S BOARD OF COMMISSIONERS**

Ms. Alfredia McDonald was appointed to serve on the Board of Commissioners by the Mayor Bill Saffo on April 17, 2007. Ms. McDonald's term of office runs from April 17, 2007 through March 31, 2011.

Ms. McDonald lives at 716 North 30th Street, Creekwood Development, which is one of Wilmington Housing Authority properties.

ATTACHMENT nc001e01

MEMBERSHIP OF RESIDENT ADVISORY BOARD

- The Wilmington Housing Authority has no viable RO, so we invited residents to attend the meeting. The Sign in sheet attached. In addition, we invited Section 8 participants. We are in the process of trying to establish viable organizations for the Developments.

SECTION 8

Angela Bress
322 Wallington Road
Wilmington, NC 28409

Semaj Patrick
1932 Church Street
Wilmington, NC 28401

Yolanda Clark
353 McQuillian Drive
Wilmington, NC 28412

Lataya Smith
2912 Spaulding Drive
Wilmington, NC 28405

Lateisha Dowd
317 Henry Street
Wilmington, NC 28405

Sharia Warren
1214 Dahlia Court
Wilmington, NC

total 59

FY (APRIL 1, 2008) AGENCY ANNUAL PLAN MEETING

**RESIDENT ADVISORY BOARD &
SECTION 8 PARTICIPANTS**

**SOLOMON TOWERS
SIGN-IN SHEET**

DATE: DECEMBER 6, 2007

PLEASE PRINT

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RESIDENT NAME	ADDRESS	DEVELOPMENT	OFFICIAL/S - 8 PARTICIPANT
Arthur Holmes			
John Meece			
Scott Pappas	1005	ST	
John Pappas	302	ST	
Michael Pappas	213	ST	
Sharon Johnson	1009	ST	
Susan Whitted	1105	Solomon Towers	
Barbara Walsh	610	Solomon Towers	
Lester Pappas	865	ST	
Karen McDermott	1114	ST	
Debbie Carter	1070 D 7	Solomon Towers	
Brenda Pappas	1613	Solomon Towers	
John Pappas	805		
Ernest Simpson	912	ST	
Margaret Pappas	329		
George Pappas	200		
Pat Pappas	414	ST	
Pat Pappas	414	ST	
Spencer Pappas	203	Solomon Towers	
Anna Pappas	813	ST	
Ann Pappas	708		
John Pappas	466		
John Pappas	725	Solomon Towers	
John Pappas	1	Solomon Towers	
Lester Pappas	1102 S 15th	Solomon Towers	
John Pappas	1003 S 15th	Solomon Towers	

ATTACHMENT nc001f01

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE PLAN

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt public housing adult residents, age 18 or older, voluntarily contribute eight hours per month of community service or participate in eight hours of training, counseling, classes or other activities that help an individual toward self-sufficiency and economic independence. This is a requirement of your lease with the Wilmington Housing Authority (hereinafter “the Authority”).

B. Definitions

Community Service: Volunteer work, which includes, but is not limited to:

- Work at a local institution including, but not limited to: school, childcare center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H programs, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations;
- Work at the Authority to help improve physical conditions;
- Work at the Authority to help children's program;
- Work at the Authority to help with senior programs;
- Helping neighborhood groups with special projects;
- Working through a resident organization to help other residents with problems, serving as an *officer* in a resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: Community Service activities performed by a resident for work that is ordinarily performed by an Authority employee shall not count as qualified community service.

Self-Sufficiency: Activities that include but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;

- Budgeting and credit counseling;
- Any kind *of* class that helps a person toward economic independence;
- Full time student status at any school, college or vocational school.

Exemption from Community Service: An adult member *of* the family who is:

- Age 62 years or older;
- Blind or disabled (as defined under 216(i)(I) or 1614 *of* the Social Security Act (42 U.S.C. 416(i)(I); 1382c) and who certify that because *of* this disability they are unable to comply with the service provisions; or primary caretakers *of* such individuals.
- Engaged in work activities as defined in section 407(d) *of* the Social Security Act (42 U.S.C. 607(d)), specified below:
 1. Unsubsidized employment;
 2. Subsidized private-sector employment;
 3. Subsidized public-sector employment;
 4. Work experience (including work associated with the refurbishing *of* publicly assisted housing) *if* sufficient private sector employment *is not available*;
 5. On-the-job training;
 6. Job search and job readiness assistance;
 7. Community Service programs;
 8. Vocational educational training (not to exceed 12 months with respect to any individual);
 9. Job skills training directly related to employment;
 10. Education directly related to employment in the case *of* a recipient who has not received a high school diploma or a certificate *of* high school equivalency;
 11. Satisfactory attendance at secondary school or in a course *of* study leading to a certificate *of* general equivalence, in the case *of* a recipient who has not completed secondary school or received such a certificate: and
 12. The provision *of* childcare services to an individual who is participating in a community service program.
 13. FSS Program.

The Authority requires a minimum 30 hours per week for a work activity exemption as described in Section 407(d) *of* the Social Security Act, and implementing regulations 45 CFR Part 261.31 (a)(I).

C. Requirements of Community Service

1. The eight hours per month may be either volunteer work or self-sufficiency program activity, or a combination *of* the two.
2. At least eight hours *of* activity must be performed each month. An individual may not skip a month and then double up the following month unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be performed within the jurisdiction area of the Authority.
4. Family obligations:
 - At initial lease execution, all adult members (18 or older) of a public housing resident family must:
 - a. Provide documentation that they are exempt from the Community Service requirement if they qualify for an exemption; and
 - b. Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in no renewal of their lease.
 - At each annual re-examination, non-exempt family members must present a completed documentation form, provided by the Authority, of activities performed over the previous twelve months. The Authority will also accept documentation of family compliance monthly. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
5. Change in exempt status:
 - If, at any time, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and to provide documentation of the exemption.
 - If, at any time, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the recording/certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations:

1. To the greatest extent possible and practicable, the Authority will:
 - Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement); and
 - Provide in-house opportunities for volunteer work or self-sufficiency programs.

2. The Authority will provide the family with exemption verification forms and recording/certification documentation forms and a copy of this policy at time of lease execution.

3. The Authority will make final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.

4. Non-compliance of family member:

- At least 30 days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
- If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the head of household to make up the deficient hours over the next twelve-month period;
- If, at the next re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member, other than the head of household, agrees to move out of the unit;
- The family may use the Authority's Grievance Procedure to protest the lease termination.

ATTACHMENT nc001g01

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Wilmington Housing Authority will continue to administer the Homeownership Program in the coming year.

As provided in the final rule at 982.625, the Wilmington Housing Authority will demonstrate our capacity to administer a Homeownership Program by establishing a minimum homeownership down payment requirement of at least three (3) percent and requiring that at least one (1) percent of the down payment come from the family's resources.

ATTACHMENT nc001h01

The City Wide Council, Section 8, and WHA staff met in a meeting held at the Solomon Towers Recreation Center on December 6, 2007 at 2:00 p .m. to review the Wilmington Housing Authority's 2008 Agency Annual Plan submission. Listed below are the questions raised at the meeting along with the Authority's response.

Comment from Brenda Fielder- I have some concerns about pets in the apartments.

Answer: Beverly Devone- You need to address the pet issues with your managers.

Question posed by Brenda Fielder— Is there a list of what pets that are not allowed on the developments?

Answer: Beverly Devone- Yes, every site has an Agency Plan that lists the pets that are allowed in the units. See your manager to review the policy.

Comment/question from Ernest Simpson- I signed up for Section 8, but had been in the hospital so many times and have missed the meetings. Is my name still on the list?

Mrs. Parker's response. If you were set up for a meeting and you did not response then your file has been placed in an inactive file.

Question posed by Scott Whitsant: Is my email that Laura Hines sent, still legal?

Answer: Mrs. Parker: Yes, I have your name on the list.

Question posed by Dana Dua: The residents that do not want to go to Taylor Homes will they be able to go to the Winfield Smith property?

Mrs. Parker's response: That property will not be developed for quite some time. I will have Glenn Floyd speak on the Winfield Smith property.

Glenn Floyd response: Winfield Smith property will not be ready for another 2 to 3 years.

Question posed by Dana Dua: Can I fill out an application for Section 8?

Answer: Mrs. Parker- Yes, see my assistant Vanessa Thompson right after the meeting and she will take down your name.

Question posed by Kathleen Davis: Would the rent be the same or would it go up to the 40%?

Answer: Mrs. Parker- Neither, the rent will not be the same. Under the Section 8 program you cannot pay more than 40% of your adjusted income. You are referring to the contract rent.

Question posed by Kathleen Davis: Would Taylor Homes be the same as the subsidized housing that I stay in now?

Answer: Mrs. Parker- It's a new program all together.

Question posed by Kathleen Davis: Which will happen, will subsidized be drop to pick up Section 8 or will Section 8 pay a part?

Answer: Mrs. Parker- **You cannot do both, it is one or the other.**

Question posed by Kathleen Davis: **If I receive a Section 8 voucher, how many days will I have to find a place?**

Answer: Mrs. Parker- **You will have 60 days, at the end of 60 days if you have not found anything you can request in writing another 60 days.**

Question posed by Kathleen Davis: **If a person is on a priority list have a Section 8 voucher and they find a place, how long would it take Section 8 to send someone out to inspect?**

Answer: Mrs. Parker- **On an average it takes about two weeks for the home to get inspected.**

Question posed by Kathleen Davis: **If residents do not want to go to Taylor Homes or anywhere in New Hanover County, can they go to Leland?**

Answer: Mrs. Parker- **WHA will recognize the voucher if you move out of Solomon Towers, but anyone that does not stay in Solomon will not be able to get that privilege.**

Question posed by Rita Hub: **Are application being picked based on priority?**

Answer: Mrs. Parker- **Priority always has been.**

Comment from Rita Hub: **Resident has asked what happens to their applications.**

Answer: Mrs. Parker- **We will not move on it until Solomon Towers does what it needs to do to move you out. I have a list of residents that are interested in going to Taylor.**

Question posed by Rita Hub: **Will residents be put at the bottom of the list?**

Answer: Mrs. Parker- **No**

Comment from Scott Whitant: **Will you clarify what I heard about Section 8 paying utilities.**

Answer: Mrs. Parker- **That is in Public Housing only. In Section 8 as a tenant, you are responsible for your own utilities.**

Question posed by Beverly Martin: **If a former resident of Taylor Homes was not on Section 8, do they have to go through the same procedure as other applicants, if they are now in public housing and want to get on Section 8?**

Answer: Mrs. Parker - **The Right to Return is available to them; they have first priority. If they are on the waiting list now and their name comes up, they would need to make a decision now as to whether they want to move forward with Section 8 or wait until the new Taylor Development has been built.**

Answer: **Catrechia McCoy-Bowman- It is important for the former Taylor Homes residents decide now whether they want to return to the new Taylor Homes, rent in the private market or whether they want to use the Section 8 voucher.**

Chapter 10

PETS

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

INTRODUCTION

This chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the PHA.

The chapter is organized as follows:

Part I: Assistance Animals. This part explains the difference between assistance animals and pets and contains policies related to the designation of an assistance animal as well as their care and handling.

Part II: Pet policies for all developments. This part includes pet policies that are common to both elderly/disabled developments and general occupancy developments.

Part III: Pet deposits and fees for elderly/disabled developments. This part contains policies for pet deposits and fees that are applicable to elderly/disabled developments.

Part IV: Pet deposits and fees for general occupancy developments. This part contains policies for pet deposits and fees that are applicable to general occupancy developments.

PART I: ASSISTANCE ANIMALS

[Section 504; Fair Housing Act (42 U.S.C.); 24 CFR 5.303]

10-I.A. OVERVIEW

This part discusses situations under which permission for an assistance animal may be denied, and also establishes standards for the care of assistance animals.

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals – often referred to as “service animals,” “assistive animals,” “support animals,” or “therapy animals” – perform many disability-related functions, including but not limited to the following:

- Guiding individuals who are blind or have low vision
- Alerting individuals who are deaf or hearing impaired
- Providing minimal protection or rescue assistance
- Pulling a wheelchair
- Fetching items
- Alerting persons to impending seizures

- Providing emotional support to persons with disabilities who have a disability-related need for such support

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to the PHA's pet policies described in Parts II through IV of this chapter [24 CFR 5.303; 960.705].

10-I.B. APPROVAL OF ASSISTANCE ANIMALS

A person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal [PH Occ GB, p. 179].

A PHA may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all, animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with the disability [PH Occ GB, p. 178].

A PHA's refusal to permit persons with a disability to use and live with an assistance animal that is needed to assist them, would violate Section 504 of the Rehabilitation Act and the Fair Housing Act unless [PH Occ GB, p. 179]:

- There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation
- There is reliable objective evidence that the animal would cause substantial physical damage to the property of others

PHAs have the authority to regulate assistance animals under applicable federal, state, and local law [24 CFR 5.303(b)(3); 960.705(b)(3)].

PHA Policy

For an animal to be excluded from the pet policy and be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and the PHA approve a reasonable accommodation in accordance with the policies contained in Chapter 2.

10-I.C. CARE AND HANDLING

HUD regulations do not affect any authority a PHA may have to regulate assistance animals under federal, state, and local law [24 CFR 5.303; 24 CFR 960.705].

PHA Policy

Residents must care for assistance animals in a manner that complies with state and local laws, including anti-cruelty laws.

Residents must ensure that assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.

When a resident's care or handling of an assistance animal violates these policies, the PHA will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the PHA determines that no such accommodation can be made, the PHA may withdraw the approval of a particular assistance animal.

PART II: PET POLICIES FOR ALL DEVELOPMENTS

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

10-II.A. OVERVIEW

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. This part contains pet policies that apply to all developments.

10-II.B. MANAGEMENT APPROVAL OF PETS

Registration of Pets

PHAs may require registration of the pet with the PHA [24 CFR 960.707(b)(5)].

PHA Policy

Pets must be registered with the PHA before they are brought onto the premises.

Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. This registration must be renewed annually and will be coordinated with the annual reexamination date.

Pets will not be approved to reside in a unit until completion of the registration requirements.

Refusal to Register Pets

PHA Policy

The PHA will refuse to register a pet if:

The pet is not *a common household pet* as defined in Section 10- II.C. below

Keeping the pet would violate any pet restrictions listed in this policy

The pet owner fails to provide complete pet registration information, or fails to update the registration annually

The applicant has previously been charged with animal cruelty under state or local law; or has been evicted, had to relinquish a pet or been prohibited from future pet ownership due to pet rule violations or a court order

The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

If the PHA refuses to register a pet, a written notification will be sent to the pet owner within 10 business days of the PHA's decision. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with the PHA's grievance procedures.

Pet Agreement

PHA Policy

Residents who have been approved to have a pet must enter into a pet agreement with the PHA, or the approval of the pet will be withdrawn.

The pet agreement is the resident's certification that he or she has received a copy of the PHA's pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them.

The resident further certifies by signing the pet agreement that he or she understands that noncompliance with the PHA's pet policy and applicable house rules may result in the withdrawal of PHA approval of the pet or termination of tenancy.

10-II.C. STANDARDS FOR PETS [24 CFR 5.318; 960.707(b)]

PHAs may establish reasonable requirements related to pet ownership including, but not limited to:

- Limitations on the number of animals in a unit, based on unit size
- Prohibitions on types of animals that the PHA classifies as dangerous, provided that such classifications are consistent with applicable state and local law
- Prohibitions on individual animals, based on certain factors, including the size and weight of the animal
- Requiring pet owners to have their pets spayed or neutered

PHA's may not require pet owners to have any pet's vocal cords removed.

Definition of "Common Household Pet"

There is no regulatory definition of common household pet for public housing programs, although the regulations for pet ownership in both elderly/disabled and general occupancy developments use the term. The regulations for pet ownership in elderly/disabled developments expressly authorize PHAs to define the term [24 CFR 5.306(2)].

PHA Policy

Common household pet means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.

The following animals are not considered common household pets:

Reptiles

Rodents

Insects

Arachnids
Wild animals or feral animals
Pot-bellied pigs
Animals used for commercial breeding

Pet Restrictions

PHA Policy

The following animals are not permitted:

Any animal whose adult weight will exceed 25 pounds
Dogs of the pit bull, rottweiler, chow, or boxer breeds
Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations
Any animal not permitted under state or local law or code

Number of Pets

PHA Policy

Residents may own a maximum of 2 pets, only 1 of which may be a dog. However, Solomon Towers is a high rise, and the number of pets is limited to 25% of the development's total number of dwelling units, excluding service animals.

In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank holding up to 10 gallons. Such a tank or aquarium will be counted as 1 pet.

Other Requirements

PHA Policy

Dogs and cats must be spayed or neutered at the time of registration or, in the case of underage animals, within 30 days of the pet reaching 6 months of age. Exceptions may be made upon veterinary certification that subjecting this particular pet to the procedure would be temporarily or permanently medically unsafe or unnecessary.

Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and annually, in conjunction with the resident's annual reexamination.

10-II.D. PET RULES

Pet owners must maintain pets responsibly, in accordance with PHA policies, and in compliance with applicable state and local public health, animal control, and animal cruelty laws and regulations [24 CFR 5.315; 24 CFR 960.707(a)].

Pet Area Restrictions

PHA Policy

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets other than dogs or cats must be kept in a cage or carrier when outside of the unit.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

Pet owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

Designated Pet/No-Pet Areas [24 CFR 5.318(g), PH Occ GB, p. 182]

PHAs may designate buildings, floors of buildings, or sections of buildings as no-pet areas where pets generally may not be permitted. Pet rules may also designate buildings, floors of building, or sections of building for residency by pet-owning tenants.

PHAs may direct initial tenant moves as may be necessary to establish pet and no-pet areas. The PHA may not refuse to admit, or delay admission of, an applicant on the grounds that the applicant's admission would violate a pet or no-pet area. The PHA may adjust the pet and no-pet areas or may direct such additional moves as may be necessary to accommodate such applicants for tenancy or to meet the changing needs of the existing tenants.

PHAs may not designate an entire development as a no-pet area, since regulations permit residents to own pets.

PHA Policy

With the exception of common areas as described in the previous policy, the PHA has not designated any buildings, floors of buildings, or sections of buildings as no-pet areas. In addition, the PHA has not designated any buildings, floors of buildings, or sections of buildings for residency of pet-owning tenants.

Cleanliness

PHA Policy

The pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in a container provided by the PHA.

The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

Litter box requirements:

Pet owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be kept inside the resident's dwelling unit.

Alterations to Unit

PHA Policy

Pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

Installation of pet doors is prohibited.

Noise

PHA Policy

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Pet Care

PHA Policy

Each pet owner shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Each pet owner shall be responsible for appropriately training and caring for his/her pet to ensure that the pet is not a nuisance or danger to other residents and does not damage PHA property.

No animals may be tethered or chained inside or outside the dwelling unit at any time.

Responsible Parties

PHA Policy

The pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the 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.

A resident who cares for another resident's pet must notify the PHA and sign a statement that they agree to abide by all of the pet rules.

Pets Temporarily on the Premises

PHA Policy

Pets that are not owned by a tenant are not allowed on the premises. Residents are prohibited from feeding or harboring stray animals.

This rule does not apply to visiting pet programs sponsored by a humane society or other non-profit organizations, and approved by the PHA.

Pet Rule Violations

PHA Policy

All complaints of cruelty and all dog bites will be referred to animal control or an applicable agency for investigation and enforcement.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the pet rules, written notice will be served.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

That the pet owner has 10 business days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation

That the pet owner is entitled to be accompanied by another person of his or her choice at the meeting

That the pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to remove the pet, or to terminate the pet owner's tenancy

Notice for Pet Removal

PHA Policy

If the pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The notice will contain:

A brief statement of the factual basis for the PHA's determination of the pet rule that has been violated

The requirement that the resident /pet owner must remove the pet within 30 calendar days of the notice

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures

Pet Removal

PHA Policy

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate state or local agency and request the removal of the pet.

Termination of Tenancy

PHA Policy

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease

Emergencies

PHA Policy

The PHA will take all necessary steps to ensure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals.

If it is necessary for the PHA to place the pet in a shelter facility, the cost will be the responsibility of the pet owner.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

PART III: PET DEPOSITS AND FEES IN ELDERLY/DISABLED DEVELOPMENTS

10-III.A. OVERVIEW

This part describes the PHA's policies for pet deposits and fees in elderly, disabled and mixed population developments. Policies governing deposits and fees in general occupancy developments are described in Part IV.

10-III.B. PET DEPOSITS

Payment of Deposit

The PHA may require tenants who own or keep pets in their units to pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on tenants of the project [24 CFR 5.318(d)(1)].

The maximum amount of pet deposit that may be charged by a PHA on a per dwelling unit basis, is the higher of the total tenant payment (TTP) or such reasonable fixed amount as the PHA may require. The PHA may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)].

The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)].

PHA Policy

Pet owners are required to pay a pet deposit in addition to any other required deposits. The amount of the deposit is the higher of the family's total tenant payment or \$50.00, and must be paid in full before the pet is brought on the premises.

Refund of Deposit [24 CFR 5.318(d)(1)]

The PHA may use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet, including (but not limited to) the costs of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The PHA must refund the unused portion of the pet deposit to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the unit.

PHA Policy

The PHA will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The PHA will provide the resident with a written list of any charges against the pet deposit within 10 business days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

10-III.C. OTHER CHARGES

Pet-Related Damages During Occupancy

PHA Policy

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit

Fumigation of the dwelling unit

Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Section 8-I.G, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

The regulations do not address the PHA's ability to impose charges for house pet rule violations. However, charges for violation of PHA pet rules may be treated like charges for other violations of the lease and PHA tenancy rules.

PHA Policy

A separate pet waste removal charge of \$50.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

Notices of pet waste removal charges will be in accordance with requirements regarding notices of adverse action. Charges are due and payable 14 calendar days after billing. If the family requests a grievance hearing within the required timeframe, the PHA may not take action for nonpayment of the charge until the conclusion of the grievance process.

Charges for pet waste removal are not part of rent payable by the resident.

PART IV: PET DEPOSITS AND FEES IN GENERAL OCCUPANCY DEVELOPMENTS

10-IV.A. OVERVIEW

This part describes the PHA's policies for pet deposits and fees for those who reside in general occupancy developments.

10-IV.B. PET DEPOSITS

A PHA may require a refundable pet deposit to cover additional costs attributable to the pet and not otherwise covered [24 CFR 960.707(b)(1)].

A PHA that requires a resident to pay a pet deposit must place the deposit in an account of the type required under applicable State or local law for pet deposits, or if there are no such requirements, for rental security deposits, if applicable. The PHA must comply with such laws as to retention of the deposit, interest, and return of the deposit to the resident, and any other applicable requirements [24 CFR 960.707(d)].

Payment of Deposit

PHA Policy

Pet owners are required to pay a pet deposit of \$250 in addition to any other required deposits. The deposit must be paid in full before the pet is brought on the premises.

The pet deposit is not part of rent payable by the resident.

Refund of Deposit

PHA Policy

The PHA will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The PHA will provide the resident with a written list of any charges against the pet deposit within 10 business days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

10-IV.C. NON-REFUNDABLE NOMINAL PET FEE

PHAs may require payment of a non-refundable nominal pet fee to cover the reasonable operating costs to the development relating to the presence of pets [24 CFR 960.707(b)(1)].

PHA Policy

The PHA requires pet owners to pay a non-refundable nominal pet fee.

This fee is intended to cover the reasonable operating costs to the project relating to the presence of pets. Reasonable operating costs to the project relating to the presence of pets include, but are not limited to:

Landscaping costs

Pest control costs

Insurance costs

Clean-up costs

The pet fee of \$10.00 will be billed on a monthly basis, and payment will be due 14 calendar days after billing.

Charges for the non-refundable pet fee are not part of rent payable by the resident.

10-IV.D. OTHER CHARGES

Pet-Related Damages During Occupancy

PHA Policy

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit

Fumigation of the dwelling unit

Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Section 8-I.G, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

The regulations do not address the PHA's ability to impose charges for house pet rule violations. However, charges for violation of PHA pet rules may be treated like charges for other violations of the lease and PHA tenancy rules.

PHA Policy

A separate pet waste removal charge of \$50.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

Such charges will be due and payable 14 calendar days after billing.

Charges for pet waste removal are not part of rent payable by the resident.

ATTACHMENT nc001j01

COMPONENT 10(B) Voluntary Conversion Initial Assessment

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Seven

- b. How many of the PHA's development are not subject to the Required Initial Assessments based on exemptions? E.g. elderly and/or disabled developments not general occupancy projects)?

Two: Glover Plaza and Woodbridge

- c. How many Assessments were conducted for the PHA's covered developments?

One for each development, a total of seven developments.

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

None

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

N/A

ATTACHMENT nc001k01

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
- 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:

Vesta Village	Admit higher incomes	See ACO Policy
Rankin Terrace	Admit lower incomes	See ACO Policy

ATTACHMENT nc00101

PERFORMANCE AND EVALUATION REPORTS
PERIOD ENDING 9/30/07

- **FFY-2003 Capital Fund Program Grant No. NC19P00150103 (Revision 4)**
- **FFY-2004 Capital Fund Program Grant No. NC19P00150104 (Revision 3)**
- **FFY-2005 Capital Fund Program Grant No. NC19P00150105 (Revision 3)**
- **FFY-2006 Capital Fund Program Grant No. NC19P00150106 (Revision 1)**
- **FFY-2007 Capital Fund Program Grant No. NC19P00150107 (Revision 1)**
- **Loan “A” Capital Funds Financing Programs - Vesta Village Original Annual Statement**
- **FFY-2005 Replacement Housing Factor Grant No. NC19R00150205**
- **FFY-2006 Replacement Housing Factor Grant No. NC19R00150106**
- **FFY-2007 Replacement Housing Factor Grant No. NC19R00150107**

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 4)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: 09/30/06

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
3	1408 Management Improvements Soft Costs	\$ 28,000.00	\$ 88,154.34	\$ 88,154.34	\$ 88,154.34
4	1410 Administration	\$ 174,000.00	\$ 174,927.87	\$ 174,927.87	\$ 167,730.94
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 180,000.00	\$ 248,919.16	\$ 248,919.16	\$ 248,919.16
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 40,000.00	\$ 137,820.00	\$ 137,820.00	\$ 137,820.00
10	1460 Dwelling Structures	\$ 874,795.00	\$ 773,500.28	\$ 773,500.28	\$ 773,525.32
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 66,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 20,000.00	\$ 123,102.33	\$ 123,102.33	\$ 123,076.33
13	1475 Nondwelling Equipment	\$ 2,500.00	\$ 2,871.02	\$ 2,871.02	\$ 921.40
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 139,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines.....)	\$ 1,749,295.00	\$ 1,749,295.00	\$ 1,749,295.00	\$ 1,740,147.49
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	\$ 162,795.00	\$ 14,800.00	\$ 14,800.00	\$ 14,800.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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**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:	
The Housing Authority of the City of Wilmington, NC		Capital Fund Program Grant No: NC19P00150103 #REF!				FFY-2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
00	Operations	1406		\$ 200,000.00	\$ 200,000.00		
00	Management Improvements	1408		\$ 6,500.00	\$ 66,500.00		
00	Section 3 Annual Budget	1408		\$ 1,500.00	\$ 1,533.16		
00	Section 3/ESF Position	1408		\$ 20,000.00	\$ 20,121.18		
00	Administrative Expenses (Office exp.)	1410		\$ 4,000.00	\$ 6,285.34		
00	Office Lease	1410		\$ 24,000.00	\$ 22,176.00		
00	Salaries/Benefits	1410		\$ 143,000.00	\$ 142,230.01		
00	Travel Expenses - CGP	1410		\$ 3,000.00	\$ 4,236.52		
00	Architectural/Engineering Fees	1430		\$ 20,000.00	\$ 89,029.95		
00	Salaries/Benefits	1430		\$ 160,000.00	\$ 159,889.21		
00	HA-Wide Asbestos Abatement	1460		\$ 5,000.00	\$ 12,025.60		
00	Salaries/Benefits - Field Project Managers	1460		\$ 40,000.00	\$ 5,667.06		
00	Force Account Workers Comp Insurance	1460		\$ 15,000.00	\$ 15,000.00		
00	Warehouse Expenses	1470		\$ -	\$ 599.67		
00	Force Account Automotive Insurance	1475		\$ 2,000.00	\$ 2,000.00		
00	Force Account Equipment	1475		\$ 500.00	\$ 871.02		
00	Relocation	1495		\$ 25,000.00	\$ -		
00	Contingency	1502		\$ 139,000.00	\$ -		
01	Landscaping / Site Improvements	1450		\$ -	\$ 19,889.30		
01	Patch and Paint Interior Walls	1460		\$ 20,000.00	\$ 89,204.40		
01	Repairs to Boilers / Steam Lines	1470		\$ 15,000.00	\$ 62,486.32		
01	Install Boiler	1470		\$ -	\$ 22,346.00		
01	Landscaping / Site Improvements	1450		\$ -	\$ 170.00		
02	Patch and Paint Interior Walls	1460		\$ 5,000.00	\$ -		
02	Repairs to Boilers / Steam Lines	1470		\$ 5,000.00	\$ 420.34		
04	Landscaping / Site Improvements	1450		\$ 15,000.00	\$ 10,345.00		
04	Patch and Paint Interior Walls	1460		\$ 20,000.00	\$ 115,154.22		
04	Upgrade Interior Finishes	1460		\$ -	\$ 6,150.00		
05	Landscaping / Site Improvements	1450		\$ 25,000.00	\$ 107,415.70		
05	Patch and Paint Interior Walls	1460		\$ 35,000.00	\$ 85,269.92		
05	Replace Hot Water Heaters	1460		\$ 100,000.00	\$ 14,800.00		
05	Upgrade Exterior Finishes	1460		\$ -	\$ 6,800.00		
05	Upgrade Interior Finishes	1460		\$ -	\$ -		
06	Roof and Gutter Replacement	1460		\$ 102,000.00	\$ -		
07	Landscaping / Site Improvements	1450		\$ -	\$ -		
07	Replace Kitchen Cabinets	1460		\$ 170,000.00	\$ -		
07	Electrical Upgrades	1460		\$ 50,000.00	\$ -		
07	Powerwash Exterior	1460		\$ 100,000.00	\$ 55,864.08		
07	Upgrade Exterior Finishes	1460		\$ -	\$ -		
07	Upgrade Interior Finishes	1460		\$ -	\$ 6,650.00		
07	Upgrade HVAC	1470		\$ -	\$ 26,000.00		
8A	Install Gutters	1460		\$ 70,000.00	\$ 95,000.00		
8A	Upgrade Exterior Finishes	1460		\$ -	\$ 58,062.00		
8A	Patch and Paint Interior Walls	1460		\$ -	\$ 175,595.00		
8A	Electric Ranges	1465		\$ 66,000.00	\$ -		
8A	Remove Gas Meters	1470		\$ -	\$ 11,250.00		
8B	Kitchen Upgrades	1460		\$ 62,795.00	\$ -		
8B	Install Gutters	1460		\$ 50,000.00	\$ -		
8B	Upgrade Exterior Finishes	1460		\$ -	\$ 7,000.00		
8B	Upgrade Interior Finishes	1460		\$ -	\$ 7,200.00		
8C	Install Gutters	1460		\$ 30,000.00	\$ 608.00		
8C	Upgrade Exterior Finishes	1460		\$ -	\$ 4,600.00		
8C	Electrical Upgrades	1460		\$ -	\$ 2,800.00		
8C	Upgrade Interior Finishes	1460		\$ -	\$ 10,050.00		

\$ 1,749,295.00 \$ 1,749,295.00

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001	Grant Type and Number Capital Fund Program Grant No.: NC19P00150203 Replacement Housing Factor Grant No:	Federal FY or Grant: 2003
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement - Revision No:4
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 09/30/05	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ 81,866.00	\$ 81,866.00	\$ 81,866.00
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvements	\$ 409,330.00	\$ 327,464.00	\$ 327,464.00	\$ 78,609.02
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 1-19)	\$409,330.00	\$409,330.00	\$409,330.00	\$160,475.02
21	Amount of line 21 Related to LBP Activities	\$0.00			
22	Amount of line 21 Related to Section 504 compliance	\$0.00			
23	Amount of line 21 Related to Security	\$0.00			
24	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Wilmington, NC NC001	Grant Type and Number Capital Fund Program NC19P001502103	Federal FY or Grant: 2003
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Operations	1406		\$0.00	\$81,866.00	\$81,866.00	\$81,866.00	
HA-Wide	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Section 3 Annual Budget	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Section 3/ESF Position	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Office Lease	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Travel Expenses - CGP	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Architectural/Engineering Fees	1430		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits	1430		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Workers Comp Insurance	1460		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Automotive Insurance	1475		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
NC1-1R	Landscaping / Site Improvements	1450		\$80,000.00	\$0.00	\$0.00	\$0.00	
NC1-4	Landscaping / Site Improvements	1450		\$0.00	\$15,000.00	\$15,000.00	\$0.00	
NC1-5	Landscaping / Site Improvements	1450		\$80,000.00	\$0.00	\$0.00	\$46,593.32	
NC1-8A	Landscaping / Site Improvements	1450		\$80,000.00	\$46,593.32	\$46,593.32	\$32,015.70	
NC1-8B	Landscaping / Site Improvements	1450		\$80,000.00	\$15,500.00	\$15,500.00	\$0.00	
NC1-8C	Landscaping / Site Improvements	1450		\$80,000.00	\$100,000.00	\$100,000.00	\$0.00	
				\$400,000.00	\$258,959.32	\$258,959.32	\$160,475.02	

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150203				Federal FY or 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
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide 1406	February 13, 2006			February 12, 2008			HUD letter 12/29/03
HA-Wide 1408	February 13, 2006			February 12, 2008			
HA-Wide 1410	February 13, 2006			February 12, 2008			
HA-Wide 1430	February 13, 2006			February 12, 2008			
HA-Wide 1460	February 13, 2006			February 12, 2008			
HA-Wide 1470	February 13, 2006			February 12, 2008			
HA-Wide 1475	February 13, 2006			February 12, 2008			
NC19P001001R	February 13, 2006			February 12, 2008			
NC19P001002R	February 13, 2006			February 12, 2008			
NC19P001003	February 13, 2006			February 12, 2008			
NC19P001004	February 13, 2006			February 12, 2008			
NC19P001005	February 13, 2006			February 12, 2008			
NC19P001006	February 13, 2006			February 12, 2008			
NC19P001007	February 13, 2006			February 12, 2008			
NC19P001008A	February 13, 2006			February 12, 2008			
NC19P001008B	February 13, 2006			February 12, 2008			
NC19P001008C	February 13, 2006			February 12, 2008			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 09/30/05
 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	\$ 200,000.00	\$ 412,190.20	\$ 412,190.20	\$ 412,190.20
3	1408 Management Improvements Soft Costs	\$ 28,000.00	\$ 188,000.00	\$ 188,000.00	\$ 188,000.00
4	1410 Administration	\$ 206,000.00	\$ 205,999.80	\$ 205,999.80	\$ 205,999.80
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 262,301.08
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 120,000.00	\$ 100,000.00	\$ 100,000.00	\$ 74,919.10
10	1460 Dwelling Structures	\$ 1,040,451.00	\$ 812,450.00	\$ 812,450.00	\$ 777,277.52
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 25,000.00	\$ 80,000.00	\$ 80,000.00	\$ 51,681.90
13	1475 Nondwelling Equipment	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 222.55
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ 9,811.00	\$ 9,811.00	\$ 4,609.50
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 164,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines.....)	\$ 2,060,951.00	\$ 2,060,951.00	\$ 2,060,951.00	\$ 1,977,201.65
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	\$ 75,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150104			Federal FY or Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Operations	1406		\$200,000.00	\$412,190.20	\$412,190.20	\$412,190.20	
HA-Wide	Management Improvements	1408		\$6,500.00	\$123,359.48	\$123,359.48	\$123,359.48	
HA-Wide	Section 3 Annual Budget	1408		\$1,500.00	\$1,360.84	\$1,360.84	\$1,360.84	
HA-Wide	Section 3/ESF Position	1408		\$20,000.00	\$63,279.68	\$63,279.68	\$63,279.68	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$4,000.00	\$9,933.67	\$9,933.67	\$9,933.67	
HA-Wide	Office Lease	1410		\$24,000.00	\$18,171.16	\$18,171.16	\$18,171.16	
HA-Wide	Salaries/Benefits	1410		\$173,000.00	\$172,572.22	\$172,572.22	\$172,572.22	
HA-Wide	Travel Expenses - CGP	1410		\$5,000.00	\$5,322.75	\$5,322.75	\$5,322.75	
HA-Wide	Architectural/Engineering Fees	1430		\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	
HA-Wide	Salaries/Benefits	1430		\$160,000.00	\$160,000.00	\$160,000.00	\$172,301.08	
HA-Wide	Redevelopment Workers Comp Insurance	1460		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$5,000.00	\$49,934.20	\$49,934.20	\$49,934.20	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$40,000.00	\$40,000.00	\$40,000.00	\$14,318.83	
HA-Wide	Redevelopment Automotive Insurance	1475		\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	
HA-Wide	Force Account Equipment	1475		\$500.00	\$500.00	\$500.00	\$222.55	
HA-Wide	Relocation	1495		\$25,000.00	\$9,811.00	\$9,811.00	\$4,609.50	
HA-Wide	Contingency	1502		\$164,000.00	\$0.00	\$0.00	\$0.00	
NC1-1R	Landscaping / Site Improvements	1450		\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	
NC1-1R	Patch and Paint Interior Walls	1460		\$20,000.00	\$22,426.42	\$22,426.42	\$19,584.25	
NC1-1R	Upgrade Exterior Finishes	1460		\$0.00	\$6,320.56	\$6,320.56	\$6,320.56	
NC1-1R	Repairs to Boilers / Steam Lines	1470		\$25,000.00	\$50,000.00	\$50,000.00	\$38,955.31	
NC1-4	Landscaping / Site Improvements	1450		\$60,000.00	\$48,000.00	\$48,000.00	\$22,919.10	
NC1-4	Patch and Paint Interior Walls	1460		\$60,000.00	\$36,263.04	\$36,263.04	\$36,109.18	
NC1-4	Upgrade Exterior Finishes	1460		\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	
NC1-4	Upgrade Interior Finishes	1460		\$0.00	\$7,878.09	\$7,878.09	\$7,550.00	
NC1-4	Non-Dwelling Structure Renovation	1470		\$0.00	\$6,000.00	\$6,000.00	\$6,000.00	
NC1-5	Landscaping / Site Improvements	1450		\$60,000.00	\$10,400.00	\$10,400.00	\$10,400.00	
NC1-5	Patch and Paint Interior Walls	1460		\$50,000.00	\$76,924.45	\$76,924.45	\$76,920.58	
NC1-5	Replace Hot Water Heaters	1460		\$75,000.00	\$175,000.00	\$175,000.00	\$175,000.00	
NC1-5	Bathroom Upgrades	1460		\$120,451.00	\$0.00	\$0.00	\$0.00	
NC1-5	Upgrade Exterior Finishes	1460		\$0.00	\$24,730.51	\$24,730.51	\$24,730.51	
NC1-5	Upgrade Interior Finishes	1460		\$0.00	\$130,000.00	\$130,000.00	\$124,624.83	
NC1-5	Non-Dwelling Structure Renovation	1470		\$0.00	\$6,726.59	\$6,726.59	\$6,726.59	
NC1-6	Roof and Gutter Replacement	1460		\$75,000.00	\$0.00	\$0.00	\$0.00	
NC1-6	Kitchen Renovations	1460		\$75,000.00	\$0.00	\$0.00	\$0.00	
NC1-7	Landscaping / Site Improvements	1450		\$0.00	\$30,600.00	\$30,600.00	\$30,600.00	
NC1-7	Replace Kitchen Cabinets	1460		\$125,000.00	\$0.00	\$0.00	\$0.00	
NC1-7	Electrical Upgrades	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
NC1-7	Powerwash Exterior	1460		\$75,000.00	\$0.00	\$0.00	\$0.00	
NC1-7	Upgrade Exterior Finishes	1460		\$0.00	\$81,958.49	\$81,958.49	\$81,958.49	
NC1-7	Upgrade Exterior Finishes	1460		\$0.00	\$4,746.63	\$4,746.63	\$4,618.48	
NC1-16	Upgrade Exterior Finishes	1460		\$0.00	\$10,736.23	\$10,736.23	\$10,736.23	
NC1-8A	Landscaping / Site Improvements	1450		\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	
NC1-8A	Install Gutters	1460		\$90,000.00	\$0.00	\$0.00	\$0.00	
NC1-8A	Upgrade Interior Finishes	1460		\$0.00	\$56,069.13	\$56,069.13	\$56,069.13	
NC1-8A	Non-Dwelling Structure Renovation	1470		\$0.00	\$17,273.41	\$17,273.41	\$0.00	
NC1-8B	Upgrade Interior Finishes	1460		\$80,000.00	\$18,000.00	\$18,000.00	\$18,000.00	
NC1-8B	Jet out sewer branches	1460		\$35,000.00	\$0.00	\$0.00	\$0.00	
NC1-8C	Bathroom Upgrades	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
NC1-8C	Upgrade Exterior Finishes	1460		\$0.00	\$30,000.00	\$30,000.00	\$29,340.00	
NC1-8C	Upgrade Interior Finishes	1460		\$0.00	\$11,462.25	\$11,462.25	\$11,462.25	

\$2,060,951.00 \$2,060,951.00 \$2,060,951.00 \$1,977,201.65

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending:03/31/2006
 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	\$ 452,195.20	\$ 452,195.20	\$ 452,195.20	\$ 367,936.70
3	1408 Management Improvements Soft Costs	\$ 101,000.00	\$ 101,000.00	\$ 101,000.00	\$ 93,063.28
4	1410 Administration	\$ 226,097.60	\$ 226,097.60	\$ 226,097.60	\$ 226,137.19
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 125,000.00	\$ 291,675.00	\$ 291,675.00	\$ 141,245.40
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 882,295.00	\$ 917,295.00	\$ 917,295.00	\$ 623,151.73
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 15,693.48
12	1470 Nondwelling Structures	\$ 25,000.00	\$ 118,888.20	\$ 118,888.20	\$ 112,888.20
13	1475 Nondwelling Equipment	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 10,432.75
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ 148,888.20	\$ -	\$ -	\$ 9,284.00
20	9000 Capital Fund Borrowing Debt Sevice	\$ 250,000.00	\$ 83,325.00	\$ -	\$ 56,964.32
21	Amount of Annual Grant: (sum of lines.....)	\$ 2,260,976.00	\$ 2,260,976.00	\$ 2,177,651.00	\$ 1,656,797.05
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	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 21 Related to Energy Conservation Measures	\$ 165,000.00	\$ 105,600.00	\$ 105,600.00	\$ 72,353.36

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150105		Federal FY or Grant: 2005				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Operations	1406		\$452,195.20	\$452,195.20	\$452,195.20	\$367,936.70	
HA-Wide	Management Improvements	1408		\$55,000.00	\$55,000.00	\$55,000.00	\$47,063.28	
HA-Wide	Section 3 Annual Budget	1408		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
HA-Wide	Section 3/ESF Position	1408		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
HA-Wide	Training - CFP	1408		\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	
HA-Wide	Office Lease	1410		\$24,000.00	\$19,800.98	\$19,800.98	\$19,840.57	
HA-Wide	Salaries/Benefits	1410		\$193,097.60	\$192,097.60	\$192,097.60	\$192,097.60	
HA-Wide	Travel Expenses - CGP	1410		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
HA-Wide	Legal Fees	1410		\$0.00	\$5,199.02	\$5,199.02	\$5,199.02	
HA-Wide	Architectural/Engineering Fees	1430		\$50,000.00	\$42,500.00	\$42,500.00	\$9,284.00	
HA-Wide	Salaries/Benefits	1430		\$75,000.00	\$241,675.00	\$241,675.00	\$126,961.40	
HA-Wide	Fee and Cost	1430		\$0.00	\$7,500.00	\$7,500.00	\$5,000.00	
HA-Wide	Redevelopment Workers Comp Insurance	1460		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
HA-Wide	Ranges/ Refrigerators	1465		\$0.00	\$20,000.00	\$20,000.00	\$15,693.48	
HA-Wide	Non-Dwelling Structure Renovations	1470		\$10,000.00	\$68,888.20	\$68,888.20	\$68,888.20	
HA-Wide	Computer Equipment - Management Impr	1475		\$0.00	\$10,000.00	\$10,000.00	\$0.00	
HA-Wide	Force Account Equipment	1475		\$500.00	\$500.00	\$500.00	\$0.00	
HA-Wide	Relocation	1495		\$40,000.00	\$40,000.00	\$40,000.00	\$10,432.75	
HA-Wide	Contingency	1502		\$148,888.20	\$0.00	\$0.00	\$9,284.00	
HA-Wide	Capital Fund Borrowing Debt Sevice	9000		\$250,000.00	\$83,325.00	\$83,325.00	\$56,964.32	
NC1-1R	Bathroom Renovations	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	
NC1-1R	Repairs to Boilers / Steam Lines	1470		\$15,000.00	\$14,600.00	\$14,600.00	\$14,600.00	
NC1-1R	Non-Dwelling Structure Renovations	1470		\$10,000.00	\$0.00	\$0.00	\$0.00	
NC1-1R	Upgrade Interior Finishes	1460		\$0.00	\$7,068.12	\$7,068.12	\$7,068.12	
NC1-4	Upgrade Interior Finishes	1460		\$40,000.00	\$58,200.00	\$58,200.00	\$40,880.09	
NC1-4	Upgrade Exterior Finishes	1460		\$0.00	\$70,000.00	\$70,000.00	\$68,173.00	
NC1-4	Non-Dwelling Structure Renovations	1470		\$0.00	\$29,400.00	\$29,400.00	\$29,400.00	
NC1-5	Upgrade Interior Finishes	1460		\$85,000.00	\$5,000.00	\$5,000.00	\$4,574.04	
NC1-5	Replace Hot Water Heaters	1460		\$60,000.00	\$11,000.00	\$11,000.00	\$6,832.06	
NC1-5	Bathroom Renovations	1460		\$75,000.00	\$20,000.00	\$20,000.00	\$0.00	
NC1-5	Upgrade HVAC System	1460		\$0.00	\$104,049.00	\$104,049.00	\$73,649.00	
NC1-5	Non-Dwelling Structure Renovations	1470		\$0.00	\$6,000.00	\$6,000.00	\$0.00	
NC1-6	Bathroom Renovations	1460		\$50,000.00	\$951.00	\$951.00	\$0.00	
NC1-6	Kitchen Renovations	1460		\$50,000.00	\$13,000.00	\$13,000.00	\$0.00	
NC1-7	Replace Kitchen Cabinets	1460		\$99,295.00	\$0.00	\$0.00	\$0.00	
NC1-7	Electrical Upgrades	1460		\$50,000.00	\$37,534.00	\$37,534.00	\$689.07	
NC1-7	Upgrade Interior Finishes	1460		\$0.00	\$8,000.00	\$8,000.00	\$2,750.00	
NC1-7	Replace Elevator	1460		\$105,000.00	\$208,761.00	\$208,761.00	\$179,080.74	
NC1-8A	Upgrade Exterior Finishes	1460		\$90,000.00	\$80,000.00	\$80,000.00	\$50,921.30	
NC1-8A	Upgrade Interior Finishes	1460		\$0.00	\$29,231.88	\$29,231.88	\$19,514.69	
NC1-8B	Upgrade Interior Finishes	1460		\$50,000.00	\$45,373.33	\$45,373.33	\$1,000.00	
NC1-8B	Kitchen Renovations	1460		\$35,000.00	\$16,000.00	\$16,000.00	\$0.00	
NC1-8C	Upgrade Interior Finishes	1460		\$23,000.00	\$97,026.67	\$97,026.67	\$61,919.62	
NC1-8C	Upgrade Exterior Finishes	1460			\$51,100.00	\$51,100.00	\$51,100.00	
				\$2,260,976.00	\$2,260,976.00	\$2,260,976.00	\$1,656,797.05	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Hou

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant Replacement Housing Factor
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending:09/30/2006
 Final Performance Report

Line No.	Summary by Development Account	Total Estimated
		Original
1	Total non-CFP Funds	
2	1406 Operations	\$ 367,324.00
3	1408 Management Improvements Soft Costs	\$ 111,000.00
4	1410 Administration	\$ 183,662.00
5	1411 Audit	\$ -
6	1415 Liquidated Damages	\$ -
7	1430 Fees and Costs	\$ 125,000.00
8	1440 Site Acquisition	\$ -
9	1450 Site Improvement	\$ -
10	1460 Dwelling Structures	\$ 907,295.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -
12	1470 Nondwelling Structures	\$ -
13	1475 Nondwelling Equipment	\$ 500.00
14	1485 Demolition	\$ -
15	1490 Replacement Reserve	\$ -
16	1492 Moving to Work Demonstration	\$ -
17	1495.1 Relocation Costs	\$ 40,000.00
18	1499 Development Activities	\$ -
19	1502 Contingency	\$ 13,518.00
20	Colateral Expense/Debt Services	\$ 88,325.00
21	Amount of Annual Grant: (sum of lines.....)	\$ 1,836,624.00
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	\$ -
25	Amount of Line 21 Related to Energy Conservation Measures	\$ 184,295.00

Signature of Executive Director	Date
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Missing Factor (CFP/CFPRHF) Part 1: Summary

Grant No: NC19P00150106 or Grant No:		Federal FY of Grant: FFY-2006	
Statement (revision no: 2) Budget and Evaluation Report			
Budgeted Cost	Total Actual Cost		
Revised	Obligated	Expended	
\$ 367,324.00	\$ 367,324.00	\$ 373.84	
\$ 111,000.00	\$ 111,000.00	\$ 9,067.16	
\$ 183,662.00	\$ 348,159.60	\$ 84,801.04	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ 125,000.00	\$ 125,000.00	\$ 22,772.64	
\$ -	\$ -	\$ -	
\$ 45,000.00	\$ 12,000.00	\$ 12,000.00	
\$ 787,295.00	\$ 155,000.00	\$ 102,165.08	
\$ -	\$ -	\$ -	
\$ 75,000.00	\$ -	\$ -	
\$ 500.00	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ 40,000.00	\$ 40,000.00	\$ -	
\$ -	\$ -	\$ -	
\$ 13,518.00	\$ -	\$ -	
\$ 88,325.00	\$ 13,518.00	\$ 13,518.00	
\$ -			
\$ 1,836,624.00	\$ 1,172,001.60	\$ 244,697.76	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	
\$ 85,000.00	\$ -	\$ -	

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Facilities
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150106		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated
				Original
HA-Wide	Operations	1406		\$367,324.00
HA-Wide	Management Improvements	1408		\$65,000.00
HA-Wide	Section 3 Annual Budget	1408		\$1,500.00
HA-Wide	Section 3/ESF Position	1408		\$40,000.00
HA-Wide	Section 3/ESF Position Benefits	1408		\$0.00
HA-Wide	Training - CFP	1408		\$4,500.00
HA-Wide	Administrative Expenses (Office exp.)	1410		\$4,000.00
HA-Wide	Office Lease	1410		\$4,000.00
HA-Wide	Salaries/Benefits	1410		\$15,000.00
HA-Wide	Travel Expenses - CGP	1410		\$159,662.00
HA-Wide	Legal Fees	1410		\$0.00
HA-Wide	Architectural/Engineering Fees	1430		\$0.00
HA-Wide	Salaries/Benefits	1430		\$5,000.00
HA-Wide	Fee and Cost	1430		\$50,000.00
HA-Wide	Redevelopment Workers Comp Insurance	1460		\$75,000.00
HA-Wide	HA-Wide Asbestos Abatement	1460		\$0.00
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$0.00
HA-Wide	Ranges/ Refrigerators	1465		\$10,000.00
HA-Wide	Electronic Equipmpment - M. I.	1475		\$5,000.00
HA-Wide	Force Account Equipment	1475		\$40,000.00
HA-Wide	Relocation	1495		\$500.00
HA-Wide	Contingency	1502		\$40,000.00
HA-Wide	Capital Fund Borrowing Debt Sevice	9000		\$88,325.00
NC1-1R	Bathroom Renovations	1460		\$13,518.00
NC1-1R	Repairs to Boilers / Steam Lines	1470		\$15,000.00
NC1-4	Site Improvements	1450		\$15,000.00
NC1-4	Upgrade Interior Finishes	1460		\$0.00
NC1-5	Upgrade Interior Finishes	1460		\$50,000.00
NC1-5	Replace Hot Water Heaters	1460		\$85,000.00
NC1-5	Upgrade HVAC System	1460		\$60,000.00
NC1-6	Bathroom Renovations	1460		\$75,000.00
NC1-6	Kitchen Renovations	1460		\$50,000.00
NC1-7	Replace Kitchen Cabinets	1460		\$50,000.00

NC1-7	Electrical Upgrades	1460		\$99,295.00
NC1-7	Elevator Maintenance	1460		\$50,000.00
NC1-8A	Upgrade Exterior Finishes	1460		\$105,000.00
NC1-8B	Upgrade Interior Finishes	1460		\$90,000.00
NC1-8B	Kitchen Renovations	1460		\$50,000.00
NC1-8C	Upgrade Interior Finishes	1460		\$35,000.00

\$1,817,624.00

ctor (CFP/CFPRHF)

Federal FY or Grant: 2006			
nated Cost	Total Actual Cost		Status of Work
	Revised	Obligated	
\$367,324.00	\$367,324.00	\$373.84	
\$65,000.00	\$65,000.00	\$9,067.16	
\$1,500.00	\$1,500.00	\$0.00	
\$30,075.00	\$40,000.00	\$0.00	
\$9,925.00			
\$9,925.00	\$0.00	\$0.00	
\$4,500.00	\$4,500.00	\$0.00	
\$4,000.00	\$4,000.00	\$0.00	
\$15,000.00	\$24,000.00	\$0.00	
\$37,600.00	\$122,062.00	\$40,000.00	
\$12,400.00	\$193,097.60	\$44,801.04	
\$109,662.00	\$0.00	\$0.00	
\$5,000.00	\$5,000.00	\$0.00	
\$50,000.00	\$50,000.00	\$22,772.64	
\$56,500.00	\$75,000.00	\$0.00	
\$18,500.00	\$0.00	\$0.00	
\$45,000.00	\$12,000.00	\$12,000.00	
\$10,000.00	\$10,000.00	\$0.00	
\$5,000.00	\$5,000.00	\$0.00	
\$40,000.00	\$40,000.00	\$0.00	
\$500.00	\$0.00	\$0.00	
\$40,000.00	\$40,000.00	\$0.00	
\$88,325.00	\$0.00	\$0.00	
\$13,518.00	\$13,518.00	\$13,518.00	
\$15,000.00	\$0.00	\$0.00	
\$0.00	\$15,000.00	\$23,055.58	
\$75,000.00	\$0.00	\$0.00	
\$50,000.00	\$0.00	\$0.00	
\$85,000.00	\$0.00	\$0.00	
\$60,000.00	\$0.00	\$0.00	
\$25,000.00	\$0.00	\$0.00	
\$25,000.00	\$0.00	\$0.00	
\$0.00	\$0.00	\$0.00	

\$25,000.00	\$0.00	\$0.00	
\$0.00	\$0.00	\$0.00	
\$180,000.00	\$0.00	\$0.00	
\$75,000.00	\$0.00	\$0.00	
\$35,000.00	\$0.00	\$0.00	
\$82,295.00	\$23,000.00	\$45,107.17	

\$1,771,549.00 \$1,110,001.60 \$210,695.43

Director (CFP/CFPRHF)

Federal FY of Grant:

FFY-2006

Reasons for Revised Target Dates

PIH2005-22

HUD letter dated 7/5/2005

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P001502-06			Federal FY or Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$5,426.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Upgrade Dwelling Structures	1460		\$48,835.00	\$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: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P001502-06			Federal FY or Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Section 3 Annual Budget	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Section 3/ESF Position	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Administrative Expenses (Office exp.)	1410		\$5,426.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Office Lease	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Travel Expenses - CGP	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Architectural/Engineering Fees	1430		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits	1430		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Workers Comp Insurance	1460		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	HA-Wide Asbestos Abatement	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$48,835.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Automotive Insurance	1475		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Force Account Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
NC1-1R	Landscaping / Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
NC1-4	Landscaping / Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
NC1-5	Landscaping / Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
NC1-8A	Landscaping / Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
NC1-8B	Landscaping / Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
NC1-8C	Landscaping / Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	

\$54,261.00

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P001502-06				Federal FY or 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
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide 1406							
HA-Wide 1408							
HA-Wide 1410	April 10, 2007			May 3, 2011			
HA-Wide 1430							
HA-Wide 1460	April 10, 2007			May 3, 2011			
HA-Wide 1470							
HA-Wide 1475							
NC19P001001R							
NC19P001002R							
NC19P001003							
NC19P001004							
NC19P001005							
NC19P001006							
NC19P001007							
NC19P001008A							
NC19P001008B							
NC19P001008C							

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P00150107 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2007
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Original Annual Statement Reserve for Disasters/ **Emergencies** Revised Annual Statement (revision no: 0)
 Performance and Evaluation Report for Period Ending:09/30/2008 Final Performance and **valuation 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	\$ 367,324.00	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 111,000.00	\$ -	\$ -	\$ -
4	1410 Administration	\$ 183,662.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 125,000.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 80,000.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 981,796.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 500.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 40,000.00	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1501 Collateral Expense/Debt Service	\$ 88,325.00	\$ -		
20	1502 Contingency	\$ 13,518.00	\$ -	\$ -	\$ -
	9000 Capital Fund Borrowing Debt Sevice	\$ -	\$ -	\$ -	\$ -
			\$ -		
21	Amount of Annual Grant: (sum of lines.....)	\$ 1,991,125.00	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 21 Related to Energy Conservation Measures	\$ 110,000.00	\$ -	\$ -	\$ -

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150107			Federal FY or Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
HA-Wide	Operations	1406		\$367,324.00	\$0.00	\$0.00	\$0.00
HA-Wide	Management Improvements	1408		\$65,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Section 3 Annual Budget	1408		\$1,500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Section 3/ESF Position	1408		\$30,075.00	\$0.00	\$0.00	\$0.00
HA-Wide	Section 3/ESF Position Benefits	1408		\$9,925.00	\$0.00	\$0.00	\$0.00
HA-Wide	Training - CFP	1408		\$4,500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Administrative Expenses (Office exp.)	1410		\$4,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Office Lease	1410		\$15,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries	1410		\$37,600.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries/Benefits	1410		\$12,400.00	\$0.00	\$0.00	\$0.00
HA-Wide	Management Fees	1410		\$109,662.00	\$0.00	\$0.00	\$0.00
HA-Wide	Travel Expenses - CGP	1410		\$5,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Architectural/Engineering Fees	1430		\$50,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries	1430		\$56,500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries/Benefits	1430		\$18,500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Site Improvements	1450		\$45,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Redevelopment Workers Comp Insurance	1460		\$10,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	HA-Wide Asbestos Abatement	1460		\$5,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Salaries/Benefits - Field Project Managers	1460		\$40,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Force Account Equipment	1475		\$500.00	\$0.00	\$0.00	\$0.00
HA-Wide	Relocation	1495		\$40,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Collateral expense/Debt Service	1501		\$88,325.00	\$0.00	\$0.00	\$0.00
HA-Wide	Contingency	1502		\$13,518.00	\$0.00	\$0.00	\$0.00
HA-Wide	Capital Fund Borrowing Debt Sevice	9000		\$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: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P00150107			Federal FY or Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
NC1-1R	Bathroom Renovations	1460		\$0.00	\$0.00	\$0.00	\$0.00
NC1-1R	Upgrade Interior Finishes	1460		\$0.00	\$0.00	\$0.00	\$0.00
NC1-1R	Repairs to Boilers / Steam Lines	1470		\$0.00	\$0.00	\$0.00	\$0.00
NC1-4	Site Improvements	1450		\$35,000.00	\$0.00	\$0.00	\$0.00
NC1-4	Upgrade Interior Finishes	1460		\$50,000.00	\$0.00	\$0.00	\$0.00
NC1-4	Upgrade Exterior Finishes	1460		\$160,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Replace Hot Water Heaters	1460		\$60,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Upgrade Interior Finishes	1460		\$85,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Upgrade Exterior Finishes	1460		\$28,796.00	\$0.00	\$0.00	\$0.00
NC1-5	Replace Hot Water Heaters	1460		\$60,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Bathroom Renovations	1460		\$13,000.00	\$0.00	\$0.00	\$0.00
NC1-5	Upgrade HVAC	1460		\$62,000.00	\$0.00	\$0.00	\$0.00
NC1-6	Bathroom Renovations	1460		\$25,000.00	\$0.00	\$0.00	\$0.00
NC1-6	Kitchen Renovations	1460		\$25,000.00	\$0.00	\$0.00	\$0.00
NC1-7	Replace Kitchen Cabinets	1460		\$30,000.00	\$0.00	\$0.00	\$0.00
NC1-7	Electrical Upgrades	1460		\$10,000.00	\$0.00	\$0.00	\$0.00
NC1-7	Replace Elevator	1460		\$0.00	\$0.00	\$0.00	\$0.00
NC1-8A	Upgrade Exterior Finishes	1460		\$50,000.00	\$0.00	\$0.00	\$0.00
NC1-8A	Upgrade Interior Finishes	1460		\$90,000.00	\$0.00	\$0.00	\$0.00
NC1-8B	Kitchen Renovations	1460		\$85,000.00	\$0.00	\$0.00	\$0.00
NC1-8C	Upgrade Interior Finishes	1460		\$70,000.00	\$0.00	\$0.00	\$0.00
NC1-8C	Upgrade Interior Finishes	1460		\$23,000.00	\$0.00	\$0.00	\$0.00
				\$1,991,125.00	\$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: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19R001501-07			Federal FY or 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
				Original	Revised	Obligated	Expended	
HA-Wide	Development Activity	1499		\$374,928.00	\$0.00	\$374,928.00	\$374,928.00	

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

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19P001502-06				Federal FY or Grant: 2007	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide 1406							
HA-Wide 1408							
HA-Wide 1410	April 10, 2009			May 3, 2011			
HA-Wide 1430							
HA-Wide 1460	April 10, 2009			May 3, 2011			
HA-Wide 1470							
HA-Wide 1475							
NC19P001001R							
NC19P001002R							
NC19P001003							
NC19P001004							
NC19P001005							
NC19P001006							
NC19P001007							
NC19P001008A							
NC19P001008B							
NC19P001008C							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Wilmington, NC NC001		Grant Type and Number Capital Fund Program NC19R001501-06			Federal FY or Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HW	Development Activity	1499		\$365,702.00	\$365,702.00	\$365,702.00	\$106,799.90	

**COMMUNITY SERVICES AND FSS PROGRAMS
ATTACHMENT nc001m01**

FSS & Community Service Programs						
2006-2007						
Program Name	Description	Estimated Size	Allocation Method	Access	Eligibility	
1	Child Nutrition Lunch	Lunches for children during the summer Monday through Friday	25-30 youth per site	New Hanover County Schools	Resident Services Department	Public Housing Youth
2	"Community" Newsletter	Newsletter sent to all Public Housing and Section 8 residents to inform them of various programs and what other residents are achieving.	All public housing and Section 8 residents	WHA	WHA	Public Housing and Section 8 residents
3	Credit Counseling	Workshop offered at least twice monthly for credit counseling and teaching basic budgeting and money management skills. Also by individual appointment	Varies 2-25	ROSS Grant/Section 8 Homeownership	Resident Services Department	Open to all public housing, Section 8, HOPE VI, residents and some other agencies
4	Homebuyer's Workshop	Workshop to teach prospective homebuyers about purchasing a home.	20 residents	ROSS Grant	Resident Services Department	FSS participants
5	Homeownership Institute	12 week intensive Homeownership training sessions	10-15 participants	ROSS Grant	Resident Services Department	Public Housing, Section 8, and HOPE VI participants
6	HOPE VI Resident Advisory Meeting	Quarterly meetings with Jervay residents provide updates on progress of Jervay construction and receive feedback on supportive services needs	131 Families	WHA/Taylor/Jervay	Resident Services Department	HOPE VI Residents
7	Incubator Units at VOG	Case Management of 40 families in a transitional FSS program	40	WHA / VOG	The Village of Greenfield	Section 8 Residents
8	Job Fair	Workshop to help resident with job placement	Varies	ROSS Grant	Resident Services Department	Public Housing, Section 8, and HOPE VI participants

**COMMUNITY SERVICES AND FSS PROGRAMS
ATTACHMENT nc001m01**

9	Dreambuilders/Building Futures	Youths learning the use of basic hand tools related to woodworking projects. They also learn measurements using rulers	15 participants	Governor's Crime Commission Grant	Resident Services Department	Public Housing Youth
10	PCC Program	A committee that consist of service providers within the community providing services for WHA residents	10-15 participants	WHA / In-Kind Services	Resident Services Department	FSS participants
11	POC/FSS Orientation	Pre-occupancy counseling and FSS orientation to new candidates moving into public housing	Varies	WHA	Management and Resident Services Departments	Public Housing Residents
12	Lifeskills	6 week class sessions designed to teach participants skills needed toward achieving self-sufficiency	10-15 participants	Safe Schools Healthy Student Grant	Resident Services Department	Public Housing and Section 8 Residents
13	Teen Enterprise	An initiative that promotes economic, educational, and social advancement of all young adults regardless of economic background or social standing	25-30 Youths	ROSS Grant	Resident Services Department	Public Housing, Section 8, and HOPE VI Residents
14	Homeownership Program	The Housing Authority partners with area realtors and Cape Fear Regional Community Development Corporation to give Family Self-Sufficiency participants an opportunity to view several homes in the city and find out about affordable mortgage loan programs.	10-12 per tour	Wilmington Housing Authority	Resident Services Department	Public Housing and Section 8 residents
15	Wilmington Housing Authority Baseball Team	Youth ages 8-12 participate in a neighborhood baseball league designed to teach teamwork and sportsmanship.	30 Youths	WHA/ROSS Grant	Resident Services Department	Public Housing, Hope VI, and Section 8

**COMMUNITY SERVICES AND FSS PROGRAMS
ATTACHMENT nc001m01**

16	Girls Inc. Summer Training	Girls ages 8-14 participate in eight weeks of Girls In Training enrichment sessions.	20 youth	ROSS Grant	Resident Services Department	Public Housing, Hope VI, and Section 8
17	WIA Summer Youth Employment Program	Student works as an intern in an office setting to learn general office skills	2-3 students	New Hanover County Schools	Resident Services Department	Public Housing and Section 8 youth
18	Parent Advocacy Program	Program designed to offer support to parents and provide them with the tools needed to better communicate with school officials	20-25 parents	Safe Schools Healthy Student Grant	Resident Services Department	Public Housing and Section 8 youth
19	Community Boys & Girls Club	Summer enrichment training program for boys	35 youth	ROSS Grant	Resident Services Department	Public Housing and Section 8 youth
20	Employment Training	Interested clients apply for a volunteer receptionist training program which runs for three months- a small weekly stipend is paid based on hours worked.	4-5 residents	ROSS Grant	Resident Services Department	Public Housing and section 8
21	FSS Case Management	Residents who sign up for the FSS program receive intensive case management and assistance in establishing and achieving goals which will enable them to become self-sufficient	130	Section 8 Homeownership & ROSS Grants	Resident Services Department	Public Housing and Section 8
22	Taylor Homes Steering Committee	Meeting with service providers held quarterly combined with the right-to-return-committee meeting	10-15	Hope VI Taylor revitalization funds	Resident Services Department	Public Housing and Section 8
	Community Garden Program	A community garden will be established on a housing site that will offer a variety of learning opportunities about gardening, nutrition, and working together.	10-20	Kate B. Reynolds grant	Resident Services Department	Public Housing

PBA STATEMENT

Section 8 PHA Project-Based Vouchers

The Housing Authority of the City of Wilmington North Carolina demolished 276 units of Public Housing. We are rebuilding 96 Elderly and 48 Family units on the original site of Taylor Homes using Low Income Housing Tax Credits (LIHTC). The funding of PBV will assist 118 of the former Taylor Homes Residents in returning to the new units through assistance with their rental payments.

ATTACHMENT nc001o01

ADMINISSION POLICY FOR DECONCENTRATION

PHA Policy

If subject to deconcentration requirements, the PHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

ATTACHMENT nc001p01

ADMINISSION POLICY FOR DOMESTIC VIOLENCE

The Violence against Women Reauthorization Act of 2005 (VAWA), provides that “criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant’s family is the victim or threatened victim of that abuse.” VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA does not limit the PHA’s authority to terminate the tenancy of any tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

PHA Policy

When a tenant family is facing lease termination because of the actions of a tenant, household member, guest, or other person under the tenant’s control and a tenant or immediate family member of the tenant’s family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking

One of the following:

A police or court record documenting the actual or threatened abuse

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the PHA within 14 business days after the individual claiming victim status receives a request for such certification. The PHA, owner, or manager will be aware that the delivery of the certification form to the tenant in response to an incident via mail

may place the victim at risk, e.g., the abuser may monitor the mail. The PHA may require that the tenant come into the office to pick up the certification form and will work with tenants to make delivery arrangements that do not place the tenant at risk. This 14-day deadline may be extended at the PHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 business days, or the approved extension period, the PHA may proceed with assistance termination.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. Owners will be notified of their legal obligation to continue housing the victim, while using lease bifurcation to remove the perpetrator from a unit. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

Terminating or Evicting a Perpetrator of Domestic Violence

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives the PHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271].

PHA Policy

When the actions of a tenant or other family member result in a determination by the PHA to terminate the family's lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, the PHA will bifurcate the lease and evict or terminate the occupancy rights of the perpetrator. If the victim

does not provide the certification and supporting documentation, as required, the PHA will proceed with termination of the family's lease.

If the PHA can demonstrate, an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.