

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

Streamlined 5-Year Plan for Fiscal Years 2008 - 2012

Streamlined Annual Plan for Fiscal Year 2008

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Raleigh Housing Authority **PHA Number:** NC-002

PHA Fiscal Year Beginning: (mm/yyyy) 04/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1648
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 3590

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

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

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

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

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

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

Streamlined Five-Year PHA Plan
PHA FISCAL YEARS 2008 - 2012
[24 CFR Part 903.12]

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) to provide safe, quality, affordable housing to low and moderate income families in the Greater Raleigh community; and to promote personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency.

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: **Replacement vouchers for Chavis Heights and other vouchers if funding made available by HUD.**
 - Reduce public housing vacancies: **Maintain 99% occupancy**
 - Leverage private or other public funds to create additional housing opportunities: **Secure the funding needed to complete the units proposed in 2007 HOPE VI application for Walnut Terrace**
 - Acquire or build units or developments: **Close out 2003 HOPE VI**
 - Other (list below) **Seek HOPE VI funding to redevelop Walnut Terrace.**
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) **Maintain score of 95 or better**
 - Improve voucher management: (SEMAP score) **Secure a score of 90 or above.**
 - Increase customer satisfaction: **Develop and implement strategies to improve communication and agency responsiveness.**
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **Prepare for asset**

management conversion, voucher utilization rates at 99% and improved customer service.

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing: **Redevelop Walnut Terrace to address design deficiencies and deteriorating systems.**
- Provide replacement public housing: **Replace units demolished at Walnut Terrace and Chavis Heights**
- Provide replacement vouchers: **Seek vouchers for units lost at Chavis Heights.**
- Other: (list below)
 - **RHA may sell an office building located at 420 N. Boylan Avenue in the next few years.**
 - **Maintain unit turn times at less than 14 days for public housing units and in all cases turn units in less than the HUD standard of 20 days.**
 - **Complete tenant generated work orders in three working days and all other work orders in five working days.**
 - **Continue efforts to identify income discrepancies in all housing programs. RHA will make every reasonable attempt to recover assistance paid to families to which they are not entitled.**

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: **RHA has an approved Section 32 Homeownership Plan and is in the process of preparing buyers.**
- Implement public housing site-based waiting lists: **Continue Capitol Park and single family home waiting lists. Another site-based list will be established for the redeveloped Chavis Heights.**
- Convert public housing to vouchers:
- Other: (list below)
 - **Implement the HOPE VI proposal for Walnut Terrace, if awarded.**

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: **As funding sources can be identified, RHA will enhance security through the use of after-hours police officers, security cameras and other initiatives with the police department. The police have**

provided suggestions for the redevelopment of Walnut Terrace and provided comments as it relates to CPTED. Some of these suggestions have been incorporated. RHA will also check the criminal records of applicants and at public housing recertifications. RHA works closely with the Raleigh Police Department to track crime in both public housing and section 8 units. RHA will follow up on any crime in its programs.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) **RHA has secured HUD approval to designate Glenwood Towers and Carriage House for elderly and near-elderly persons.**
- 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: **Continue to offer incentive housing for working families to reward work. Continue the efforts of the Welfare to Work as a local program to require families to work in order to receive voucher assistance.**
 - Provide or attract supportive services to improve assistance recipients' employability: **RHA has identified a local partner to provide life skills training, employment assistance and support to enable families to maintain housing and prepare for home purchase within 3 years.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
In order to support the efforts of the local initiative known as the Ten Year Plan to End Homelessness, RHA has agreed to provide a preference for referrals from the Circles of Support for participating homeless families to enroll in the Welfare to Work Voucher Program. RHA has HUD approval to continue the Welfare to Work Program and participants must work at least 35 hours per week to maintain eligibility. In the first year, RHA anticipates that 20 families will be assisted and if all goes well this number may increase to 40 families per year. The first families will be assisted in 2008.

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) **Review requests for reasonable accommodations and address them on a case by case basis.**

Other PHA Goals and Objectives: (list below)

- **Continue to seek ways to make the voucher program more cost efficient.**
- **Develop strategies for reducing utility costs.**
- **Continue to move toward project-based tracking of income and expenditures.**
- **Continue to consider or pursue non-federal sources for funding affordable housing.**
- **Implement the Section 32 Homeownership Plan to sell up to 20 homes to public housing residents.**
- **Consider participation in the Moving to Work Program depending on the requirements.**

Streamlined Annual PHA Plan

PHA Fiscal Year 2008

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

**Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.**

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan. The Raleigh Housing Authority continues to seek and develop strategies to reduce the cost of operating public housing and administering the Housing Choice Voucher program. RHA is moving ahead with implementation of project-based accounting/ asset management and is converting its processes to comply. RHA will close out the 2003 HOPE VI grant for Chavis Heights by the end of FY 2007. RHA applied for a HOPE VI grant to redevelop Walnut Terrace and will continue to pursue options to revitalize this property over the next five years. If HOPE VI remains an option, RHA will likely reapply. If not, other means of redevelopment may be considered. RHA continues to maintain its public housing stock and recently received a grade of "A" for its public housing program. RHA continues to house families in its public housing program as units become vacant. Currently, RHA's Housing Choice Voucher program is fully leased. RHA will continue to house families with incomes at or below 30% area median income as its primary target population. Several new partnerships will be implemented in the upcoming year to assist special populations. In cooperation with the Ten Year Plan to End Homelessness, RHA has agreed to provide some of its Welfare to Work vouchers to homeless persons who are making satisfactory progress toward maintaining full time employment. This effort will offer voucher assistance in 2008. In the public housing program, RHA has identified a local partner to assist public housing families to become self-sufficient through job training, employment and eventual home purchase. These initiatives will be evaluated to determine their effectiveness to determine whether the program should be expanded, maintained or eliminated.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6697	15%	1000
Extremely low income <=30% AMI	6421	96%	
Very low income (>30% but <=50% AMI)	270	4%	
Low income (>50% but <80% AMI)	6	<1%	
Families with children	4746	71%	
Elderly families	547	8%	
Families with Disabilities	934	14%	
Able-bodied singles	470	7%	
Race/ethnicity(Black)	5973	89%	
Race/ethnicity (White)	557	8%	

Housing Needs of Families on the PHA's Waiting Lists			
Race/ethnicity (Nat. Amer.)	23	.03%	
Race/ethnicity (Asian)	41	.06%	
Race not provided	103	.02%	
** Numbers do not equal 100% due to rounding			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1665	41%	687
Extremely low income <=30% AMI	1645	99%	
Very low income (>30% but <=50% AMI)	20	.01%	
Low income (>50% but <80% AMI)	0	0	
Families with children	815	49%	
Elderly families	73	4%	
Families with Disabilities	668	40%	
Able-bodied singles	109	6%	
Race/ethnicity (Black)	1497	90%	
Race/ethnicity (White)	149	8%	
Race/ethnicity (Am Ind)	2	.03%	
Race/ethnicity (Asian)	6	.06%	
Race not provided	11	.006%	
** Numbers do not equal 100% due to rounding			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1188	71%	100
2 BR	313	19%	350
3 BR	143	9%	175
4 BR	17	<1%	55

Housing Needs of Families on the PHA's Waiting Lists			
5 BR	1	<1%	7
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)

Continue to develop strategies that enable RHA to operate in a cost effective manner.

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. **RHA will issue housing bonds that meet certain agency criteria.**
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
- RHA will provide housing assistance using its public housing stock and vouchers to encourage work and home purchase combined with supportive services offered by local partners.**

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)
- **Issue housing bonds that meet the criteria established by RHA which includes items such as promoting affordable housing outside of areas of minority concentration, reputable developers with a track record of quality development and management.**

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)
- RHA has completed a 55-unit tax credit senior building as part of the 2003 HOPE VI. This building is fully leased. Continue to offer elderly housing that meets the special needs of an aging population. The elderly designation plan for Glenwood Towers and Carriage House has been approved.**

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)

RHA has a preference for disabled single persons over non-elderly, non-disabled singles.

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) **Provide information to applicants to show them the high poverty areas of the county.**

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 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	5,193,455	
b) Public Housing Capital Fund	2,442,105	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	31,259,588	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Capital Fund Replacement Housing	634,999	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) HOPE VI Revitalization		
b) Public Housing Capital Fund	2,110,226	
c) Capital Fund Replacement Housing		
d) HOPE VI Neighborhood Network		
3. Public Housing Dwelling Rental Income	3,297,554	
Excess Utilities	26,614	
4. Other income (list below)		
Interest Earned	455,750	
Nondwelling Rental	99,014	
Tenant Other Income (Late fee and Mt charges)	223,448	
Other Income	120,912	
4. Non-federal sources (list below)		
a) Project Self-Sufficiency	11,429	
b) Rooftop Rental	88,002	
c) Management fees	134,694	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	46,097,790	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

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) **Top 50 applicants by date and time of application and bedroom size needed.**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
**Any time verifications are more than 120 days old
Criminal records are checked before applicants are added to the waiting list.**

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)
- **Credit histories looking for rental and property damage information.**
 - **Any outstanding charges owed to RHA in any of its rental assistance programs.**
 - **Criminal records for felony drug-related and criminal charges within 7 years of the date of the application. Violent or drug-related offenses within 3 years of application.**
 - **History of defrauding RHA**
 - **Registered sex offender status**

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)

RHA subscribes to an online service for checking nationwide criminal records as well as local.

(2)Waiting List Organization

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

that apply)

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

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

- PHA main administrative office
- PHA development site management office (**Site-based communities only.**)
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Scattered sites NC 2-31 (19 units)	4/1/03	18- Black 2 – White 1- Vacant 0- Disabled	20 –Black 0 – White 1 – Disabled	11% -.05 .05
Scattered Sites NC 2-32 (35 units)	4/1/03	31 – Black 2 – White 1 – Hispanic 2- Disabled	34 – Black 0 - White 1 – Hispanic 1 – Disabled	09% -6% 0 3%
Scattered Sites NC 2-33 (38 Units)	4/1/03	36 – Black 1 – White 1 – Hispanic 0- Disabled	36 – Black 1 – White 1 – Hispanic 0- Disabled	0% 0 0 0
Scattered Sites NC 2-34 (25 units)	4/1/03	23 – Black 1 – White 1 – Hispanic 0 – Disabled	21 – Black 1 – White 2 – Hispanic 1 - Vacant 0 – Disabled	.08% 0 .04 0
Scattered Sites NC 2-35 (41 units)	4/1/03	39 – Black 1 – White 1 – Hispanic 0 – Disabled	37 – Black 1 – White 1 – Hispanic 2- Vacant 0 – Disabled	.05% 0 0 0
Capitol Park NC 2-36 (60 units)	3/24/03	51 – Black 9 – White 0 – Hispanic 27 – Disabled	55 – Black 5 – White 0 – Hispanic 22 – Disabled	7% 7% 0 -.8
Scattered Sites NC 2-37 (13 units)	4/1/03	13 – Black 0 - Disabled	12 – Black 1 – Hispanic	-8% 7%

Scattered Sites NC 2-38 (55 Units)	12/20/04	52 – Black 1 – White 1 – Hispanic 1- Vacant	51 – Black 1- White 1- Hispanic 1- removed from inventory (dispo)	-01% 0 0 0
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2. What is the number of site based waiting list developments to which families may apply at one time? **3** **All of the scattered site single family homes are included in one waiting list. The other two sites are HOPE VI developments (Chavis Heights and Capitol Park)**

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? **1**

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? **3**

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? **1**

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **3**

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: **If families need to be on the bus line RHA will offer them a unit on the bus line – sometimes this is not known until a unit is offered. If the family has a compelling need to be near employment (walk to work) or has special unit needs such as a flat unit.**

(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) **RHA may transfer a family if it is necessary for the family to maintain employment.**
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence (**Limited to five per year**)
- 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)

- **Elderly and disabled singles over able-bodied singles.**
- **Elderly persons raising minor children.**
- **Mobility impaired applicants when a mobility accessible unit is available.**
- **Participants making satisfactory progress under Step Up Ministries program that requires full time work and prepares the family for home purchase.**

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:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2** Victims of domestic violence (**Limited to five per year.**)
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2** 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
- 2** 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
- 2** Other preference(s) (list below)

- **2 Elderly and disabled singles over able-bodied singles.**
- **2 Elderly persons raising minor children.**
- **2 Mobility impaired applicants when a mobility accessible unit is available**
- **2 Participants in the Step UP Program that have completed their orientation and are committed to working and eventual home purchase receive a preference for up to 20 placements per year.**

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)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- 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? **** see below**

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

**** RHA checks criminal records nationwide through an online vendor for applicants.**

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

Criminal or drug-related activity

Other (describe below)

Rental histories for persons who resided in public housing.

Any outstanding balances owed to RHA from any of its programs.

(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) **Housing application may be downloaded from the RHA web page.**

(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: **Disabled persons may have 120 days to seek a housing unit. If families have had health issues to prevent them from looking and can provide proof of this, an extension will be granted. RHA requires families to provide information on their efforts to find a unit. If they have been looking but have not been able to find a suitable unit, an extension may be granted. This is not automatic and must be requested.**

(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 (**Limited to five placements per year**)
- 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
- See "Other" Below**
- Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
 - Elderly and disabled singles over able-bodied singles.
 - Families with legal custody of minor children over single persons.
 - Successful participants in the Ten Year Plan to End Homelessness Circles of Support initiative receive a preference for the Welfare to Work Program only.
 - Displaced public housing families requesting a voucher for relocation.
 - In cases of a natural disaster if approved by Board resolution.

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.

1Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2**Victims of domestic violence (**Limited to five placements per year.**)

- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- 2 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)

- 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)

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

- Through published notices
- Other (list below) **Through contact with the local TANF agency or other advocates for special recipient groups.**

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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:

Any household claiming zero income must complete a questionnaire that describes the amenities they have such as cable, cell phones, etc. They must also explain how it is they are able to buy personal items such as clothing, make up and personal items. This questionnaire must be completed for each month that the family seeks exemption from the minimum rent. RHA may not pursue eviction for these families unable to pay the minimum rent but RHA does expect a monthly explanation of how they are able to live without any income.

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family

composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below) **Availability of HUD funding.**
Rental vacancy rates of quality units in the local community.

(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)

Any household claiming zero income must complete a questionnaire that describes the amenities they have such as cable, cell phones, etc. They must also explain how it is they are able to buy personal items such as clothing, make up and personal items. This questionnaire must be completed for each month that the family seeks exemption from the minimum rent.

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in

its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name: **Chavis Heights**
Development (project) number: **NC 2-1 and NC 2-3**
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
RHA is in the process of closing out the grant for Chavis Heights.
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below: **Walnut Terrace**
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: **Walnut Terrace if the HOPE VI is awarded.**
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description	
1a. Development name:	Walnut Terrace
1b. Development (project) number:	NC 2-5
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	November 1, 2007
5. Number of units affected:	300
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: Pending HUD approval b. Projected end date of activity:

Demolition/Disposition Activity Description	
1a. Development name:	420 N. Boylan Avenue (Office space)
1b. Development (project) number:	NC 2-2 (Should be NC 2-6)
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:	12/1/08
5. Number of units affected:	0 Office space
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/01/08 b. Projected end date of activity: 04/01/09

Demolition/Disposition Activity Description	
Demolition/Disposition Activity Description	
1a. Development name:	900 Haynes Street
1b. Development (project) number:	NC2-36

2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Non-dwelling space to be removed from HUD's Declaration of Trust
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: 7/1/08
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/08 b. Projected end date of activity: 10/15/08

1a. Development name: 2410 Whistle Court – Scattered Site 1b. Development (project) number: NC 2-35
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Single family home.
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: 01/10/08
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/10/08 b. Projected end date of activity: 03/31/08

Demolition/Disposition Activity Description
1a. Development name: 871 Harp Street 1b. Development (project) number: NC 2-36
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sell building to RHA to release Declaration of Trust
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>7/1/08</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/08

b. Projected end date of activity: 10/15/08

Demolition/Disposition Activity Description	
1a. Development name: 114 St. Mary's Street	
1b. Development (project) number: NC 2-15	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	Sell building to RHA to release Declaration of Trust
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>7/1/08</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 7/1/08	
b. Projected end date of activity: 10/15/08	

Demolition/Disposition Activity Description	
1a. Development name: 616 Tucker Street	
1b. Development (project) number: NC 2-6	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	Sell building to RHA to release Declaration of Trust
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>7/1/08</u>	
5. Number of units affected: 0 Non-dwelling	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 7/1/08	
b. Projected end date of activity: 10/15/08	

Demolition/Disposition Activity Description	
1a. Development name: 618 Tucker Street	
1b. Development (project) number: NC 2-6	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	Sell building to RHA to release Declaration of Trust
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>7/1/08</u>	

5. Number of units affected: 0 Non-dwelling
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/08 b. Projected end date of activity: 10/15/08

Demolition/Disposition Activity Description
1a. Development name: 619 Tucker
1b. Development (project) number: NC 2-6
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sell building to RHA to release Declaration of Trust
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>7/1/08</u>
5. Number of units affected: 0 Non-dwelling
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/08 b. Projected end date of activity: 10/15/08

Demolition/Disposition Activity Description
1a. Development name: 1035 Halifax Street
1b. Development (project) number: None
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sell building to RHA to release Declaration of Trust
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>7/1/08</u>
5. Number of units affected: 0 Non-dwelling
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/08 b. Projected end date of activity: 10/15/08

Demolition/Disposition Activity Description
1a. Development name: 1015 Halifax street
1b. Development (project) number: None
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sell building to RHA to release Declaration of Trust

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>7/1/08</u>
5. Number of units affected: 0 Non-dwelling
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/08 b. Projected end date of activity: 10/15/08

Demolition/Disposition Activity Description
1a. Development name: 101 Authority Lane 1b. Development (project) number: NC 2-5
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sell building to RHA to release Declaration of Trust
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>7/1/08</u>
5. Number of units affected: 0 Non-dwelling
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/08 b. Projected end date of activity: 10/15/08

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
 [24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

(2) Program Description

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

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

b. PHA-established eligibility criteria

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

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

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

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

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2007 - 2011)

RHA has maintained occupancy in public housing at 99% and the voucher program is 98% utilized. RHA's PHAS Score is 98% and SEMAP is 88%. RHA seeks to maintain this level of performance for public housing and improve the voucher score to 90% in order to be rated a high performer. RHA is on target for completing the 2003 HOPE VI redevelopment construction of Chavis Heights by the end of 2007. RHA applied in November 2007 for another HOPE VI for the Walnut Terrace community. RHA will likely reapply for another HOPE VI grant if this application is not approved and the program remains available. RHA has secured approval of its Section 32 Homeownership program

and is in the process of qualifying buyers.

RHA continues to complete tenant-generated work orders in 3 work days or less. Vacant units are returned to occupancy in less than 10 days.

RHA is converting over to asset-based management as required. Additional funding sources are being sought as appropriate. Security continues to be an issue of importance to RHA. Currently RHA funds off-duty police officers to increase security although this may not continue as funds continue to decrease.

RHA continues to develop and nurture relationships with community partners that provide supportive services. These services assist all public housing families although there is an emphasis on families impacted by HOPE VI activities. Services to assist with employment for the able-bodied, and other assistance to aid the elderly and disabled to continue to live independently are the primary areas of focus. RHA has a partnership with the Ten Year Plan to End Homelessness Circles of Support group to provide Welfare to Work vouchers for previously homeless persons.

Strategies to make the best use of diminishing federal funding are also important issues. RHA continues to minimize operational costs through improved operating efficiency. RHA continues to seek repayment of assistance provided to families that is more than they are entitled to receive and to insure accuracy of income calculations. RHA continues to seek non-federal sources of funding to support its ongoing operations.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan – These would be issues that would be of a lasting effect defined as more than one year. This would also include items that were new to the plan and not elsewhere included. There are steady changes coming out of Washington that may require RHA to adjust its strategies and procedures. RHA makes every effort to anticipate changes to avoid major changes to the five year plan.

b. Significant Amendment or Modification to the Annual Plan – These changes are items that would affect a majority of program participants. If a change affects less than 5% of the population, it would not be considered a significant amendment. If the change is only a short term change, i.e. less than one year, then it is not considered significant. Significant changes would require a public review and comment period in order to be put into effect. Examples of a significant change would be the closing of the waiting list, implementation of a Section 8 homeownership program and a redevelopment of a public housing community. All of these items would have a significant impact.

C. Other Information

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

The RHA staff met with the RAB on 12/6/07. Their comments and RHA's response follows:

- One resident commented that some housing managers allow persons to be in the community who should not be there. An example was given of a resident who was arrested but continues to remain on the property. The resident was not sure why the person was arrested. The resident would not provide the name, address, and date of the event. This resident went on to say that RHA should reinstate the Resident Grievance Panel because they would not allow this type of thing to occur.
Response: Without specific information, it is not possible to verify these comments. The staff reminded residents there are reasons a person could be arrested that would not cause them to lose their housing. The arrest could be for bad checks, child welfare, or other reason that does not involve drugs or violent behavior. Grievances are heard by a third party legal firm and are not decided by RHA staff or residents. This method is more impartial and seems to be working well. RHA does not see the need to change this process at this time.
- Several residents asked that RHA conduct an assessment of the lighting in the public housing communities. The leaders of the Oaks and Heritage Park indicate that their communities are very dark at night.
Response: The RHA staff will make an assessment of the lighting and determine if lighting repairs are needed or if new lights need to be installed.
- Residents asked if RHA was looking at ways to make the communities more energy efficient? It was noted that in one community RHA had changed out the light bulbs and the tenant had seen a drop in utility costs. It was suggested RHA should implement these measures and more at all of the communities because utility costs can be difficult for very low income persons to pay. Along this same line it was asked why in some communities RHA provides water and in others the tenant has to pay for their own water? In Heritage Park one side pays water bills and the other side of the same site does not. This should be consistent across communities.
Response: Whether or not a family has to pay for water goes back to how the community was originally built. In years past HUD would fund utilities but has gradually decreased the funding to cover these costs. RHA recently looked at this issue and learned that it can be costly to retrofit the various communities to add water meters. RHA has decided not to implement this modernization item at this time due to cost. RHA has installed water saving devices in all of its properties.
- One item from the Oaks involved the overhead light globes in the community. According to this commenter, some of the overhead light globes are heavy and not well anchored to the ceiling. **Response: RHA will immediately assess the quality of these globes and determine whether they need to be replaced or better secured.**
- Several of the attendees indicated they would like to see RHA offer more recreational programs for youth to give them a positive outlet for their energy. Specifically the group would like to see the basketball and cheerleading programs reactivated. The consensus is that if young people have a physical outlet for their energy and aggression they will not get into trouble and be as tempted to join gangs. All agreed that gang activity is on the increase in the greater Raleigh area and positive activities are needed.
Response: RHA will look into opportunities for doing these types of activities through partnerships.
- It was asked would it be possible to pay the flyer carriers more for delivering flyers in the public housing communities? Apparently no one in the smaller communities wants to deliver flyers because it is not worth the time for the small amount of income. It was indicated that banks will charge between \$3 and \$5 to cash a check for \$2.50 making it inefficient to handle the flyers. As a result it often falls to the presidents to

deliver flyers and several of them are not physically able to do this.

Response: RHA concurs and realizes there has been no adjustment for inflation in many years. RHA will revisit this issue prior to the start of its fiscal year.

Residents were encouraged to submit additional comments in writing and to encourage others to do the same.

b. 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
- Other: (list below) RHA will make some changes in its procedures as a result of the resident comments but these are not items that are reflected in the Agency Plan Template.

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Ms.Doris Wrench**

Method of Selection:

Appointment
The term of appointment is (include the date term expires): 5/20/07 – 5/20/12

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

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

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

Date of next term expiration of a governing board member: 5/20/07

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Charles Meeker, Mayor of the City of Raleigh**

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here) **City of Raleigh**

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

- The PHA has based its statement of needs of families on its waiting list 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)

RHA primarily serves extremely low income families who are a priority group for the city's consolidated plan. RHA also serves a significant number of elderly and disabled persons which enable these populations to continue to

- live independently which is also a priority of the city's plan.**
 Other: (list below) **The plan has been available for public review and comment for at least 45 days. Its availability has been advertised in the local newspaper and also announced at community meetings. Copies of the plan have been provided to the city for review by staff and posting on their web page. Staff has also sent copies of the plan via email to interested persons.**

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

- The city provides soft-second mortgages to first time home buyers which RHA plans to use for the sale of its single family homes under the Section 32 Homeownership Plan to sell 10 public housing units.
- The city does not provide any funding to RHA, but it does recognize the need for housing that is affordable to persons at or below 30% AMI. This population remains RHA's primary customers.
- The city's consolidated plan is undergoing a revision for the first time in almost 20 years. RHA will participate in this process.

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE	Annual Plan: Capital

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	VI Revitalization Plans, or any other approved proposal for development of public housing.	Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA)	Annual Plan: Capital Needs
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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Attachment A
List of Resident Advisory Board Members

<u>DEVELOPMENT NO./NAME</u>		<u>MEMBER/ADDRESS</u>	
NC 2-5	Walnut Terrace	Vacant	Walnut Street
NC 2-6	Glenwood Towers	Ronald Diggs	Glenwood Towers
NC 2-7	Kentwood	Vickie Weston	Neeley St.
NC 2-10	The Oaks	Lottie Moore	Lipscomb Ct.
NC 2-11	Mayview	Sharita Fowlkes	Mayview Rd.
NC 2-12,13	Heritage Park	Josephine McCullers	Dorothea Drive
NC 2-14	Meadow Ridge	Barbara Sneed	Meadowridge Dr.
NC 2-15	Carriage House	Doris Wrench	Carriage House
NC 2-19	Valleybrook	Evangeline Heard	Leafcrest Court
NC 2-20	Eastwood	Gladys McKnight	East Davie Street
NC 2-21	Stonecrest	Juliette Palmer	Haresnipe Court
NC 2-22	Terrace Park	Lisa Jackson	Winter Place

Voucher Representatives

Lelia Sanders – Snowberry Drive, Raleigh, NC 27601

Greta Smith – Advantis Drive, Raleigh, NC 27610

Attachment B

Raleigh Housing Authority and Affiliate Activities

History

The Raleigh Housing Authority (RHA) and its affiliate non-profit, Capital Areas Developments, Inc. (CAD) have been partners since the late 1980's. Some of the early activities involved the development of a 12-unit first time buyer's townhome community. The last of these units was sold in 1997. Another effort was the construction of 20 duplexes for first time buyers. These units were in a community development area and RHA developed this project in cooperation with the City of Raleigh. CAD sold these units in 1999. In 1992 CAD purchased a Section 42 property that consists of 107 units. The rents for this property are slightly less than market rate. The complex is 95% leased and is still owned by CAD and managed by RHA through a management agreement.

Current Activities

Once RHA began seeking a HOPE VI grant to redevelop the Halifax Court public housing community, CAD became more active in development activities. This redeveloped community is known as Capitol Park. Part of the redevelopment was a tax credit senior building. RHA does not qualify to receive these credits but CAD does. CAD applied for and received tax credits from the North Carolina Housing Finance Agency to fund a 90-unit senior building. This building, known as Parkview Manor, has won a number of awards for its appearance. It is 99% occupied. RHA manages this building through a management agreement with CAD. RHA manages these units for 11% of the gross income.

CAD also secured the private mortgage funding needed to construct the 60 market rate units built on the HOPE VI site. These units include townhomes and single family homes. CAD pays RHA a management fee to provide the management and maintenance for all its units at Capitol Park. RHA manages the market rate units for 6% of the gross income.

In 2003 RHA received its second HOPE VI grant to redevelop Chavis Heights. CAD is the developer of record for this redevelopment. CAD applied for and received tax credits in excess of \$6.4 million to develop a 55-unit senior building at Chavis Heights. RHA used HOPE VI funding to relocate the residents, demolish the buildings and install the infrastructure. CAD purchased the improved land from RHA for \$564,500 to construct the tax credit building. This tax credit building, known as Carousel Place has been fully leased. CAD has nearly completed construction of 27 unsubsidized units at Chavis Heights. CAD has secured a construction loan from Branch Banking and Trust Company in the amount of \$1.6 million to build these units. CAD is also putting in \$11 of its own equity for the development of the market rate and tax credit units. RHA will manage and maintain these units under a management agreement with CAD. Lease up is underway for all housing types.

Proposed Activities

RHA applied for a HOPE VI grant to redevelop the Walnut Terrace public housing community in the fall of 2007. RHA does not know if this grant will be awarded until after this plan has to be submitted. If RHA is not successful it is likely RHA will reapply. CAD is RHA's primary

partner for this proposed redevelopment. It is anticipated that CAD will apply for tax credits for its third senior building as part of this redevelopment. The Walnut Terrace site consists of more than 27 acres which would support a larger tax credit building. RHA anticipates this building will be for 95 senior units. CAD would also provide any market rate units that go onto the site. Due to the acreage available at this site, CAD will likely develop 72 market rate units. All of these numbers are subject to the grant requirements, cost of construction, and market forces at the time of the redevelopment. CAD will likely be the developer for this revitalization effort as well.

Attachment C

Public Comments

Wake County Human Services was the only agency to provide any comments. Their comments are included below:

On behalf of the Housing Committee of Wake County's Human Services Board, I am submitting the following comments to the Raleigh Housing Authority five-year and Annual Plan. Responses may be directed to Annemarie Maiorano, who provides staff support to the housing committee

1. Availability of the Plan for Review

Of the eight possible locations that a PHA could make the Plan and the Supporting Documents available for public inspection, RHA only makes it available at its main administrative office (p. 2).

- RHA should make the Plan more widely available.

Further, RHA states: "The plan has been available for public review and comment for at least 45 days. Its availability has been advertised in the local newspaper and also announced at community meetings. Copies of the plan have been provided to the city for review by staff and posting on their web page. Staff has also sent copies of the plan via email to interested persons." (p. 38)

- At which community meetings was the Plan announced? There are many groups, including the Wake Continuum of Care and the 10-Year Plan to End Homelessness Oversight Team, which could easily be notified of the Plan's comment period but were not.
- The Plan was provided to the City but not to the County until it was requested. The Plan should routinely be sent for review to Wake County Human Services' Director of Housing for review and comment. Wake County Human Services is a strong partner with RHA and is responsible for making a myriad of services available to RHA voucher holders and residents of RHA's communities.
- The Plan should be posted on RHA's website, not simply the City's website. If one were to look for an RHA Plan, they would logically look for it on RHA's website.
- The Plan is sent to interested persons via e-mail. We suggest that RHA keep a list of interested persons and proactively send them notification each year of the comment period instead of reactively sending the Plan upon request.

2. RHA's Mission

RHA's mission statement is "to provide safe, quality, affordable housing to low and moderate income families in the Greater Raleigh community; and to promote personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency." (p. 3)

- We recommend that RHA's mission specifically include families with very low income (>30% but <=50% AMI) and extremely low income (<=30% AMI). As a publicly-funded housing provider, RHA is a safety net for our community's citizens with the very lowest incomes.
- The fact that RHA plans to serve a majority of people who have very low or extremely low incomes would be in line with changing the mission statement to reflect the reality and to provide consistency. On page 8, it states "RHA will continue to house families with incomes at or below 30% area median income as its primary target population." Also, on pages 8 and 9, the Plan shows that 96% of the families on the waiting list for Section 8 vouchers have extremely low incomes and 4% have very low

incomes while 99% of the families waiting for public housing have extremely low incomes. Further on page 11, RHA states that it will exceed HUD federal targeting requirement for families at or below 30% of AMI in both public housing and in tenant-based Section 8 assistance. And again on page 17, RHA plans 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. On page 21, RHA plans 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.

3. Time Frames

The cover page states that this is a Streamlined 5-year Plan for Fiscal Years 2008-2012, but page 3 indicates that the Plan period is 2007-2011.

- Please clarify the time period covered by this streamlined Plan.

4. PHA Goal: Improve the quality of assisted housing (p. 3)

- For the checked box stating “Increase customer satisfaction”, RHA wrote “Develop and implement strategies to improve communication and agency responsiveness”. Please provide concrete examples of such strategies.
- In the same section in the “Concentrate on efforts to improve specific management functions” box, add “Complete Section 8 voucher unit inspections more timely”.
- In the same section in the “Other” box, it states “Continue efforts to identify income discrepancies in all housing programs. RHA will make every reasonable attempt to recover assistance paid to families to which they are not entitled.” Add “and to assure that tenants are not overcharged for any reason”. We are sure that RHA wants to make sure that assistance is fairly determined so that neither RHA nor the tenant suffers the consequences.

5. New Partnerships (p. 5 and elsewhere)

- We commend RHA for its collaboration with the Raleigh/Wake 10Year Action Plan to End and Prevent Homelessness by allocating vouchers to families graduating from the Support Circles Program and its collaboration with Step Up Ministries to provide opportunities for home ownership.

6. Eligibility (p. 14)

- In regard to screening factors to establish eligibility for admission to public housing, RHA checked “Housekeeping”. How is housekeeping determined prior to admission to housing?
- In the same section, under “Other”, RHA lists “Criminal records for felony drug-related and criminal charges within 7 years of the date of the application. Violent or drug-related offenses within 3 years of application”. We recommend that it be changed to reflect within 7 years or 3 years of anticipated acceptance date into the program instead of application date. Given the long RHA waiting lists, a person may effectively have to wait up to 12 years to get housing.

7. Admissions Preferences (p. 17)

- We recommend that homelessness be one of RHA’s preferences for admission.
- On page 21 and page 22, was it an oversight that, under “Other preferences”, the first box for “Working families and those unable to work because of age or disability” was not checked?

8. Waiting Lists

- On pages 14 and 20, waiting lists are addressed but only in a box format. However, in regard to waiting lists, we recommend that RHA ask persons who are disabled and applying for Public Housing or the Section 8 program if they would like RHA to concurrently contact a representative of their choice when they are contacted about waiting list issues. This is a matter of reasonable accommodation. Many times, because of one's disability, a person is unable to respond (perhaps due to illness or hospitalization) when they are contacted by RHA. Such contact is made only by letter and provides only a limited time for response. Having such a letter copied to a third party easily could eliminate a disabled applicant from missing the opportunity for housing after a very long wait.

The RHA staff met with representatives from the County to discuss their concerns and will consider several of their recommendations.

Attachment D

Conversion Analysis

The Raleigh Housing Authority has two properties that appear on the candidates list for conversion. These two properties are Walnut Terrace and Glenwood Towers. These two complexes are on the list as a result of having more than 250 units in the project. RHA does not concur that either of these complexes are good candidates for conversion for the following reasons:

Glenwood Towers – this project (NC002-006) has been operated continuously as a property for the elderly. RHA received official approval from the U. S. Department of Housing and Urban Development (HUD) on November 2, 2007 to designate this property for elderly only for five years. Therefore this property is exempt from conversion.

Walnut Terrace – this property (NC002-005) is the subject of a pending HOPE VI revitalization application. If awarded, RHA will demolish the Walnut Terrace buildings and build back a mixed income community.

Therefore, both of these properties are exempt from conversion at the present time.

Attachment E

Capital Fund Statement

Included as a separate file Named CFP Statement

13. Capital Fund Program Five-Year Action Plan

See Separate File Attachment

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

Complete one table for each development in which work is planned in thenext 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 5Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				Estimated Cost	Planned Start Date (HA Fiscal Year)
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements					
	HA-Wide, Scattered Sites NC2-6 Glenwood Towers				
	NC2-6 Glenwood Towers: Apartment HVAC Replacement Scattered Site: Painting			51,711 10,000 50,000 25,000 45,000 30,000 25,000 30,000 25,000 30,000 10,000 60,000 60,000 40,000 10,000 35,000 20,000 7,500 70,000 22,750 60,000 22,224 1,500 20,000	2009 2009
	Carpets 504 Compliance PM&E Vinyl Flooring Lead Base Paint/Mold Landscape Gutters Cabinet Replacement Countertop Replacement VCT Replacement Development Signs Sidewalk Replacement Unit Repairs Tub Re-glazing Bathroom Renovations Vanity Replacement Maintenance Mech. (Plaster Repairs Trees (Replacement and Pruning) Dead Bolts Siding				

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				Estimated Cost	Planned Start Date (HA Fiscal Year)
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements					
NC2-6 Glenwood Towers: Apartment HVAC Replacement					
Scattered Site: Painting					
				51,711	2010
				10,000	2010
				50,000	2010
				25,000	2010
				45,000	2010
				30,000	2010
				25,000	2010
				30,000	2010
				10,000	2010
				60,000	2010
				60,000	2010
				40,000	2010
				10,000	2010
				35,000	2010
				20,000	2010
				7,500	2010
				70,000	2010
				22,750	2010
				60,000	2010
				22,224	2010
				1,500	2010
				20,000	2010

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

Complete one table for each development in which work is planned in thenext 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 5Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				Estimated Cost	Planned Start Date (HA Fiscal Year)
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Improvements					
	NC2-6 Glenwood Towers: Apartment HVAC Replacement			51,711	2011
	Scattered Site: Painting			10,000	2011
	Carpet			50,000	2011
	504 Compliance			25,000	2011
	PM&E			45,000	2011
	Vinyl Flooring			30,000	2011
	Lead Base Paint/Mold			25,000	2011
	Landscape			30,000	2011
	Gutters			10,000	2011
	Cabinet Replacement			60,000	2011
	Countertop Replacement			60,000	2011
	VCT Replacement			40,000	2011
	Development Signs			10,000	2011
	Sidewalk Replacement			35,000	2011
	Unit Repairs			20,000	2011
	Tub Re-glazing			7,500	2011
	Bathroom Renovations			70,000	2011
	Vanity Replacement			22,750	2011
	Maintenance Mech. (Plaster Repairs			60,000	2011
	Trees (Replacement and Pruning)			22,224	2011
	Dead Bolts			1,500	2011
	Siding			20,000	2011

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

Complete one table for each development in which work is planned in thenext 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	Estimated Cost	Planned Start Date (HA Fiscal Year)
Improvements					
	HA-Wide, Scattered Sites NC2-6 Glenwood Towers				
Description of Needed Physical Improvements or Management					
	NC2-6 Glenwood Towers: Apartment HVAC Replacement			51,711	2012
	Scattered Site: Painting			10,000	2012
	Carpet			50,000	2012
	504 Compliance			25,000	2012
	PM&E			45,000	2012
	Vinyl Flooring			30,000	2012
	Lead Base Paint/Mold			25,000	2012
	Landscape			30,000	2012
	Gutters			10,000	2012
	Cabinet Replacement			60,000	2012
	Countertop Replacement			60,000	2012
	VCT Replacement			40,000	2012
	Development Signs			10,000	2012
	Sidewalk Replacement			35,000	2012
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	Bathroom Renovations			70,000	2012
	Vanity Replacement			22,750	2012
	Maintenance Mech. (Plaster Repairs			60,000	2012
	Trees (Replacement and Pruning)			22,224	2012
	Dead Bolts			1,500	2012
	Siding			20,000	2012

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

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Optional 5-Year Action Plan Tables				Estimated Cost	Planned Start Date (HA Fiscal Year)
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements					
Operations				488,421	2009
Management Improvements				488,421	2009
Administration				244,210	2009
Audit				5,000	2009
A&E				50,000	2009
Fees & Costs				30,000	2009
Appliances				100,000	2009
Non-Dwelling Buildings				20,000	2009
Non-Dwelling Equipment				20,000	2009
Computer Equipment				15,000	2009
Vehicles				70,000	2009
Relocation				10,000	2009
Contingency				195,368	2009
Operations				488,421	2010
Management Improvements				488,421	2010
Administration				244,210	2010
Audit				5,000	2010
A&E				50,000	2010
Fees & Costs				30,000	2010
Appliances				100,000	2010
Non-Dwelling Buildings				20,000	2010
Non-Dwelling Equipment				20,000	2010
Computer Equipment				15,000	2010
Vehicles				70,000	2010
Relocation				10,000	2010
Contingency				195,368	2010

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

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Description of Needed Physical Improvements or Management Improvements					
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Management Improvements				488,421	2011
Administration				244,210	2011
Audit				5,000	2011
A&E				50,000	2011
Fees & Costs				30,000	2011
Appliances				100,000	2011
Non-Dwelling Buildings				20,000	2011
Computer Equipment				15,000	2011
Vehicles				70,000	2011
Relocation				10,000	2011
Contingency				195,368	2011
Operations				488,421	2012
Management Improvements				488,421	2012
Administration				244,210	2012
Audit				5,000	2012
A&E				50,000	2012
Fees & Costs				30,000	2012
Appliances				100,000	2012
Non-Dwelling Buildings				20,000	2012
Non-Dwelling Equipment				20,000	2012
Computer Equipment				15,000	2012
Vehicles				70,000	2012
Relocation				10,000	2012
Contingency				195,368	2012



305
(A&E)
MAILED TO
HUD
11-16-07

November 15, 2007

Mr. Michael Williams
NCPH-HUB Director
US Department of HUD
1500 Pinecroft Road, Suite 500
Greensboro, NC 27407

Attn: Raquel Hardin

RE: Close Out Report for Capital Fund Program Grant NC19P00250104,
Performance and Evaluation Reports for Capital Fund Program Grants
NC19P00250105 and NC19P00250106

Dear Mr. Williams:

Please find attached executed copies of close out and performance and evaluation reports with corresponding Board resolutions for the aforementioned Capital Fund Program Grants. Pending your review and approval, please return a HUD executed copy for our files.

If you have any questions, please contact Gail Keeter or me at (919) 831-8300.

Sincerely,

Steve Beam
Executive Director

CC:
File

HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA

RESOLUTION NO. 52 (2007)

WHEREAS, the Housing Authority of the City of Raleigh (“RHA”) receives annual funding for the Capital Fund Program from the Department of Housing and Urban Development (“HUD”); and

WHEREAS, the Capital Fund Program allocations are used for capital improvements to the public housing inventory; and

WHEREAS, the RHA was awarded the Capital Fund Program Grant (NC19P00250105) in August of 2005 with a funding allocation totaling \$2,851,703; and

WHEREAS, mandated by HUD, the funding must be obligated within two years of receipt of the grant; and

WHEREAS, the above mentioned grant had a funding obligation date of August 17, 2007; and

WHEREAS, to meet the assigned obligation date, staff revised the grant using the HUD approved practice of fungibility with another open Capital Fund Program Grant; and

WHEREAS, in accordance with HUD regulations, revisions to the grant’s approved annual statement and work items must be reflected by submitting a performance and evaluation report; and

WHEREAS, staff has made revisions to the grant which are represented in the performance and evaluation report attached hereto and by reference made part of this resolution;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, that the performance and evaluation report for Capital Fund Program Grant NC19P00250105 be approved for submittal to the Department of Housing and Urban Development.

Adopted: September 27, 2007

Distribution: Director of Administration/Finance
Director of Maintenance
Director of Development

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Raleigh

Grant Type and Number
Capital Fund Program Grant No: NC19P00250105
Replacement Housing Factor Grant No:

Federal FY of Grant:
2005

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 8/14/2007 Final Performance and Evaluation Report

Lin No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
		Obligated	Expended
1	Total non-CFP Funds		
2	1406 Operations	0	0
3	1408 Management Improvements	81,209	40,127
4	1410 Administration	285,170	285,170
5	1411 Audit	4,707	4,707
6	1415 Liquidated Damages		
7	1430 Fees and Costs	124,475	167,172
8	1440 Site Acquisition		
9	1450 Site Improvement	157,984	226,177
10	1460 Dwelling Structures	1,948,195	1,739,624
11	1465.1 Dwelling Equipment—None expendable	100,000	108,513
12	1470 Nondwelling Structures	33,522	47,879
13	1475 Nondwelling Equipment	105,000	41,214
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	10,000	0
18	1499 Development Activities		

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

PHA Name: Housing Authority of the City of Raleigh
 Grant Type and Number: Capital Fund Program Grant No: NC19P00250105
 Replacement Housing Factor Grant No: Federal FY of Grant: 2005

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 X Performance and Evaluation Report for Period Ending: 8/14/2007 Final Performance and Evaluation Report

Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	1,441	942		
21	Amount of Annual Grant: (sum of lines 2 - 20)	2,851,703	2,851,703	2,851,703	2,161,312
22	Amount of line 21 Related to LBP Activities	15,000	14,800	14,800	14,800
23	Amount of line 21 Related to Section 504 compliance	0	1,350	1,350	1,350
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs	97,484	0		
26	Amount of line 21 Related to Energy Conservation Measures	465,992	1,761		

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

PHA Name: Raleigh Housing Authority of the City of Raleigh

Grant Type and Number
 Capital Fund Program Grant No: NC19PP00250105
 Replacement Housing Factor Grant No:

Federal FY of Grant:
 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-12/13 Heritage Park	Repair siding (13) Patio doors (13) Storm doors (12/13) Camera (12) Deadbolts Soffit Replacement (12) Paving (12/13)	1460	All	2,285	0	0	0	
		1460	All	50,000	41,470	41,470	41,470	Complete
		1460	All	31,500	31,500	31,500	31,500	Complete
		1460	All	40,000	0	0	0	
		1460	All	4,200	0	0	0	
NC2-14 Meadow Ridge	Cameras Storage doors Screen doors	1450	Partial Cost	0	33,125	33,125	33,125	Complete
		1460	All	32,484	0	0	0	
		1460	Partial Cost	20,000	5,900	5,900	5,900	Complete

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

PHA Name: Housing Authority of the City of Raleigh

Grant Type and Number
Capital Fund Program Grant No: NC19P00250105
Replacement Housing Factor Grant No:

Federal FY of Grant:
2005

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-15 Carriage House	Replace privacy curtains Solar System Interior Improvements Paving Brick Walk Elevators Front doors Cameras Siding	1460	All	3,000	0	0	0	Complete
		1460		25,000	1,761	1,761	1,761	
		1460		10,000	0	0	0	
		1450		16,000	0	0	0	
		1450	All	5,000	1,400	1,400	1,400	
		1460		211,823	0	0	0	
NC2-18 Birchwood	Paint exterior rails Shingles cleaned Replace floor tile downstairs Erosion control	1460	Partial	2,000	0	0	0	Complete
		1460		10,000	0	0	0	
		1460		7,175	0	0	0	
		1450		10,000	10,000	10,000	10,000	

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

PHA Name: Raleigh		Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
NC2-20 Eastwood Court	Replace roof	1460	All	Original 57,936	Revised 57,369	Funds Obligated 57,369	Funds Expended 57,369	Complete
NC2-21 Stoncrest	Concrete bases/benches Replace floors Replace Windows	1450 1460 1460	All All	6,500 18,550 0	2,450 0 116,708	2,450 0 116,708	2,450 0 116,708	Complete
NC2-25 Berkshire Village	Replace mail boxes Replace roofs Patio Panels	1450 1460 1460	All Partial All	5,000 324 22,285	0 324 22,285	0 324 22,285	0 324 22,285	Complete
NC2-36 Capitol Park	Power wash	1460	All	2,916	4,008	4,008	4,008	Complete
NC2-32,33,34,35, 37,38	Roof Repairs	1460 1460	Partial Partial	3,655 10,800	3,655 11,700	3,655 11,700	3,655 11,700	Complete
HA-Wide	Floors	1460		7,500	7,500	7,500	7,500	Complete
	Carpet	1460		62,500	87,188	87,188	87,188	Complete
	504 Compliance	1460		25,000	1,350	1,350	1,350	Complete

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

PHA Name: Housing Authority of the City of Raleigh

Grant Type and Number
Capital Fund Program Grant No: NC19P00250105
Replacement Housing Factor Grant No:

Federal FY of Grant:
2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	PM & E	1460		45,000	75,095	75,095	75,095	Complete
	Vinyl floors	1460		30,000	10,502	10,502	10,502	Complete
	Lead based paint/mold	1460		15,000	14,800	14,800	14,800	Complete
	Landscape	1450		43,000	41,290	41,290	41,290	Complete
	Gutters	1460		10,000	0	0	0	
	Cabinets occupied	1460		15,000	380	380	380	Complete
	Countertops vacant	1460		30,000	8,054	8,054	8,054	Complete
	Cabinets vacant	1460		30,000	2,174	2,174	2,174	Complete
	Countertops occupied	1460		15,000	0	0	0	
	VCT replacement	1460		60,000	57,068	57,068	57,068	Complete
	Signs	1450		10,000	4,995	4,995	4,995	Complete
	Unit repairs	1460		10,000	20,523	20,523	20,523	Complete
	Tub re-glazing	1460		7,500	0	0	0	
	Bathrooms Occupied-units	1460		60,000	5,003	5,003	5,003	Complete
	Bath renovations vacant	1460		30,000	12,289	12,289	12,289	Complete
	Vanity replacement for occupied units	1460		8,750	0	0	0	

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

PHA Name: Housing Authority of the City of Raleigh
Grant Type and Number: Capital Fund Program Grant No: NC19P00250105
Replacement Housing Factor Grant No:

Federal FY of Grant: 2005

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Vanity replacement unoccupied units	1460		14,000	0	0	0	
	Maintenance Mech2-Plaster repair	1460		50,000	0	0	0	
	Force account labor	1460		11,740	22,492	22,492	22,492	Complete
	Trees	1450	Partial	30,000	20,450	20,450	20,450	Complete
	Paving (7/18/20)	1450	All	0	142,792	142,792	142,792	Complete
	Doors	1460	Partial	0	147,242	147,242	0	Complete
	Sidewalk Repair	1450	Partial	0	2,275	2,275	2,275	Complete
Administration		1406		0	190,538	190,538	0	
	Management Improvements	1408		81,209	40,127	40,127	40,127	
	Administration	1410		285,170	285,170	285,170	187,852	
	Audit	1411		4,707	4,707	4,707	4,707	
	A & E	1430		92,498	165,374	165,374	165,374	
	Fees and Cost	1430		29,977	0		0	
	Sundry Plan	1430		2,000	1,798	1,798	1,798	
	Appliances	1465		100,000	108,153	108,513	108,513	
	Non-Dwelling building-sheds	1470		20,000	22,569	22,569	22,569	

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
	618 Roof replacement	1470		Original 10,500	Revised 10,200	Funds Obligated 10,200	Funds Expended 10,200	Complete
	Non-Dwelling building	1470		3,022	15,110	15,110	15,110	
	Non-Dwelling equipment <1000	1475		10,000	13,622	13,622	13,622	
	Non-Dwelling equipment >1000	1475		10,000	13,318	13,318	13,318	
	Vehicles	1475		70,000	7,871	7,871	7,871	
	Computer equipment <1000	1475		10,000	2,948	2,948	2,948	
	Computer equipment >1000	1475		5,000	3,455	3,455	3,455	
	Relocation	1495		10,000	0			
	Contingency	1502		1,441	942			

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

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC2-6 Glenwood Towers	8/17/07		8/17/07	8/17/09			
NC2-11 Mayview	8/17/07		8/17/07	8/17/09			
NC2-12/13 Heritage Park	8/17/07		8/17/07	8/17/09			
NC2-14 Meadowridge	8/17/07		8/17/07	8/17/09			
NC2-15 Carriage House	8/17/07		8/17/07	8/17/09			
NC2-18 Birchwood	8/17/07		8/17/07	8/17/09			
NC2-19 Valleybrook	8/17/07		8/17/07	8/17/09			
NC2-20 Eastwood	8/17/07		8/17/07	8/17/09			
NC2-21 Stonecrest	8/17/07		8/17/07	8/17/09			
NC2-25 Berkshire	8/17/07		8/17/07	8/17/09			
NC2-36 Capitol Park	8/17/07		8/17/07	8/17/09			
NC2-32,33,34,35,37,38 Scattered Sites	8/17/07		8/17/07	8/17/09			

PHA Name: Housing Authority of the City of Raleigh
 Grant Type and Number: Capital Fund Program No: NC19PP00250105
 Replacement Housing Factor No:

Federal FY of Grant: 2005



Steve Beam, Executive Director

HUD
506
(PFE)
MAILED TO
HUD
11.16.07

November 15, 2007

Mr. Michael Williams
NCPH-HUB Director
US Department of HUD
1500 Pinecroft Road, Suite 500
Greensboro, NC 27407

Attn: Raquel Hardin

RE: Close Out Report for Capital Fund Program Grant NC19P00250104,
Performance and Evaluation Reports for Capital Fund Program Grants
NC19P00250105 and NC19P00250106

Dear Mr. Williams:

Please find attached executed copies of close out and performance and evaluation reports with corresponding Board resolutions for the aforementioned Capital Fund Program Grants. Pending your review and approval, please return a HUD executed copy for our files.

If you have any questions, please contact Gail Keeter or me at (919) 831-8300.

Sincerely,

Steve Beam
Executive Director

CC:
File

HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA

RESOLUTION NO. 62 (2007)

WHEREAS, the Housing Authority of the City of Raleigh ("RHA") receives annual funding for the Capital Fund Program from the Department of Housing and Urban Development ("HUD"); and

WHEREAS, the Capital Fund Program allocations are used for capital improvements to the public housing inventory; and

WHEREAS, the RHA was awarded the Capital Fund Program Grant (NC19P00250106) in July of 2006 with funding allocations totaling \$2,602,046 with an additional funding allocation of \$220,151 awarded by HUD in May of 2007 for a total grant amount of \$2,822,197; and

WHEREAS, in accordance with HUD regulations, revisions to the grant's approved annual statement and work items must be reflected by submitting a performance and evaluation report; and

WHEREAS, staff has made revisions to the grant which are represented in the performance and evaluation report attached hereto and by reference are part of this resolution; and

WHEREAS, staff is recommending approval of the performance and evaluation report for Capital Fund Program grant NC19P00250106;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, that the performance and evaluation report for Capital Fund Program Grant NC19P00250106 be approved for submittal to the Department of Housing and Urban Development.

Adopted: October 31, 2007

Distribution: Director of Administration/Finance
Director of Maintenance
Director of Development

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Raleigh

Grant Type and Number
Capital Fund Program Grant No: NC19P00250106
Replacement Housing Factor Grant No:

Federal FY of Grant:
2006

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
(X) Performance and Evaluation Report for Period Ending: 10/2007 Revision 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	179,274	179,274	101,246	101,246
3	1408 Management Improvements	113,168	113,168	21,020	21,020
4	1410 Administration	282,220	282,220	11,213	11,213
5	1411 Audit	2,000	5,217	5,217	5,217
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	134,779	103,731	103,731
8	1440 Site Acquisition				
9	1450 Site Improvement	328,500	226,239	20,965	20,965
10	1460 Dwelling Structures	1,382,928	1,457,296	94,376	94,376
11	1465.1 Dwelling Equipment— Nonependable	100,000	100,000	20,173	20,173
12	1470 Nondwelling Structures	20,000	25,807	25,807	25,807
13	1475 Nondwelling Equipment	283,125	283,125	33,587	33,587
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	5,000		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	25,982	10,072		
21	Amount of Annual Grant@sum of lines 2 -	2,822,197	2,822,197	437,335	437,335

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Raleigh

Grant Type and Number

Capital Fund Program Grant No: NC19P00250106

Federal FY of Grant: 2006

Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement Performance and Evaluation Report for Period Ending: 10/2007 Revision Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20)					
22	Amount of line 21 Related to LBP Activities	25,000	25,000	2,025	2,025
23	Amount of line 21 Related to Section 504 compliance	25,000	25,000	4,332	4,332
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	155,000	155,000		
26	Amount of line 21 Related to Energy Conservation Measures				

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250106		Replacement Housing Factor Grant No:		Federal FY of Grant: 2006		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
NC2-6 Glenwood Towers	Electric Panel Electric Gear Membrane Roof	1460 1460 1460	All All 10 th (sw)	30,000 47,000 0	30,000 47,000 15,910	47,000		
NC2-7 Kentwood	Pave Parking Lot Storm Doors	1450 1460	All All	65,066 60,000	0			Done Prev Grant Done Prev Grant
NC2-10	Paving Electric Gears	1450 1460	Partial All	1,600 40,000	1,600	1,600		Complete
NC2-11 Mayview	Electric Gears	1460	All	40,000	40,000			
NC2-12 Heritage Park	Soffits repair Electric Gears	1460 1460	All All	33,125 40,000	33,125 40,000			
NC2-12/13 Heritage Park	Air Returns (12) Floor Repair (12-13)	1460 1460	All All	120,000 250,000	120,000 250,000			
NC2-15 Carriage House	Paint Replace mailboxes 1 st Floor HVAC Elevators	1460 1460 1460 1460	All All All (Both)	35,000 2,000 10,000 0	35,000 2,000 10,000 261,708	5,740	5,740	Contract let

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250106		Replacement Housing Factor Grant No:		Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-18 Birchwood	Paving Parking Lot Cameras Mailboxes	1450	All	66,667	0			Done Prev. Grant
		1475	All	35,000	35,000	280	280	
		1450	All	10,000	10,000			
NC2-19 Valleybrook	Storm & Storage Door Cameras Stairs	1460	All	54,500	0			Done Prev. Grant
		1475	All	15,000	15,000			
		1460	All	5,000	5,000			
NC2-20 Eastwood	Paving Parking Lot Cameras	1450	All	66,667	0			Done Prev. Grant
		1475	All	35,000	35,000			
NC2-21 Stonestrest	Window Storage Doors Stairs	1460	All	116,708	0			Done Prev. Grant Done Prev. Grant Complete
		1460	All	30,500	0	6,458	6,458	
		1460	All	3,000	6,458			
NC2-22 Terrace Park	Cameras	1475	All	35,000	35,000			Done Prev. Grant
NC2-25 Berkshire Village	Storage Doors Cameras	1460	All	20,000	0			Done Prev. Grant
		1475	All	35,000	35,000			

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Raleigh Grant Type and Number: Federal FY of Grant: 2006
 Capital Fund Program Grant No: NCI9PP00250106
 Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Carpet	1460	Partial	50,000	50,000	20,021	20,021	
	504 Compliance	1460	Partial	25,000	25,000	4,332	4,332	
	PM & E	1460	Partial	45,000	45,000	11,686	11,686	
	Vinyl Floors	1460	Partial	30,000	30,000	1,991	1,991	
	Lead Base Paint/Mold	1460	ALL	25,000	25,000	2,025	2,025	
	Landscape	1450	Partial	48,000	48,000	7,486	7,486	
	Gutters	1460	Partial	10,000	10,000			
	Cabinets Occupied	1460	Partial	30,000	30,000	6,511	6,511	
	Cabinets Vacant	1460	Partial	30,000	30,000			
	Countertops	1460	Partial	30,000	30,000	2,298	2,298	
VCT Replacement	1460	Partial	60,000	60,000	16,826	16,826		

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19PP00250106		Replacement Housing Factor Grant No:		Federal FY of Grant:		2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide Con't	Signs	1450	Partial	10,000	10,000	3,324	3,324		
	Sidewalk Replacement	1450	Partial	47,000	47,000	4,150	4,150		
	Unit Repairs	1460	Partial	20,000	20,000	15,012	15,012		
	Tub RE-Glazing	1460	Partial	7,500	7,500				
	Bathrooms	1460	Partial	73,595	73,595	1,476	1,476		
	Maintenance Mech. Plaster	1460	Partial	30,000	30,000				
	repair	1450	Partial	30,000	0				
	Trees	1460	Partial	20,000	30,000				
	Siding	1460	Partial	3,500	20,000				
	Scattered Site(Landscape)	1450	Partial	0	13,500	4,125	4,125		
	Paving	1450	Partial	0	66,139				
	Security Cameras	1460	Partial	0	75,000				

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19PP00250106		Replacement Housing Factor Grant No:		Federal FY of Grant: 2006		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Original	Revised	Total Actual Cost Funds Obligated	Funds Expended
Administration	Operations Management Improvements Administration Audit A & E Fees & Cost Appliances Non-Dwelling Buildings Non-Dwelling Eq.>1000 Non Dwelling Eq.<1000 Vehicles Computer Equipment<1000 Computer Equipment>1000 Relocation Contingency	1406 1408 1410 1411 1430 1430 1430 1465 1470 1475 1475 1475 1475 1475 1475 1495 1502		179,274 113,168 282,220 2,000 50,000 50,000 50,000 100,000 20,000 29,242 11,838 70,000 10,000 7,045 5,000 25,982	179,274 113,168 282,220 5,217 97,729 37,500 100,000 25,807 29,242 11,838 70,000 10,000 7,045 5,000 10,072	101,246 21,020 11,213 5,217 97,729 6,452 20,173 25,807 21,121 4,594 827 7,045	101,246 21,020 11,213 5,217 97,729 6,452 20,173 25,807 21,121 4,594 827 7,045	

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: (09/2008)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	488,421
3	1408 Management Improvements	488,421
4	1410 Administration	244,210
5	1411 Audit	5,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	80,000
8	1440 Site Acquisition	
9	1450 Site Improvement	148,935
10	1460 Dwelling Structures	556,750
11	1465.1 Dwelling Equipment-Nonexpendable	100,000
12	1470 Nondwelling Structures	20,000
13	1475 Nondwelling Equipment	105,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	10,000
18	1498 Mod Used for Development	
19	1502 Contingency	195,368
20	Amount of Annual Grant (Sum of lines 2-19)	2,442,105
21	Amount of line 20 Related to LBP Activities	25,000
22	Amount of line 20 Related to Section 504 Compliance	25,000
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
Eastwood (NC2-20) Scattered Sites HA-Wide	Erosion Control Painting Carpet 504 Compliance PM&E Vinyl Flooring Lead Base Paint/Mold Landscape Gutters Cabinet Replacement Countertop Replacement VCT Replacement Development Signs Sidewalk Replacement Unit Repairs Tub Re-Glazing Bathroom Renovations Vanity Replacement Maintenance Mech. 2-Plaster Repairs Trees (Replacement and Pruning) Dead Bolts Siding	1450 1460 1460 1460 1460 1460 1460 1450 1460 1460 1460 1460 1450 1450 1460 1460 1460 1460 1460 1450 1460 1460	51,711 10,000 50,000 25,000 45,000 30,000 25,000 30,000 10,000 60,000 60,000 40,000 10,000 35,000 20,000 7,500 70,000 22,750 60,000 22,224 1,500 20,000
Administration	Operations Management Improvements Administration Audit A & E Fees & Costs Appliances Non-Dwelling Buildings Non-Dwelling Equipment Computer Equipment Vehicles Relocation Contingency	1406 1408 1410 1411 1430 1430 1465 1470 1475 1475 1475 1495 1502	488,421 488,421 244,210 5,000 50,000 30,000 100,000 20,000 20,000 15,000 70,000 10,000 195,368

**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)
Eastwood	9-13-10	9-13-12
Scattered Sites	9-13-10	9-13-12
HA-Wide	9-13-10	9-13-12